



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, April 2, 2024

6:00 p.m.

East Conference Room #337

651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: March 5, 2024

New Business:

1. EDC 2024-20 Building Permit Report for February 2024
2. EDC 2024-21 Building Inspection Report for February 2024
3. EDC 2024-22 Property Maintenance Report for February 2024
4. EDC 2024-23 Economic Development Report for March 2024
5. EDC 2024-24 Kelaka, LLC – Annexation and Rezoning
6. EDC 2024-25 Hagemann Trust – Annexation and Rezoning

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, April 2, 2024
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. March 5, 2024

- ☐ Approved _____
- ☐ As presented
- ☐ With corrections

NEW BUSINESS:

1. EDC 2024-20 Building Permit Report for February 2024

- ☐ Informational Item
- ☐ Notes _____
- _____
- _____

2. EDC 2024-21 Building Inspection Report for February 2024

☐ Informational Item

☐ Notes _____

3. EDC 2024-22 Property Maintenance Report for February 2024

☐ Informational Item

☐ Notes _____

4. EDC 2024-23 Economic Development Report for March 2024

☐ Informational Item

☐ Notes _____

5. EDC 2024-24 Kelaka, LLC – Annexation and Rezoning

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2024-25 Hagemann Trust – Annexation and Rezoning

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – March 5, 2024

Meeting and Date: Economic Development Committee – April 2, 2024

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, March 5, 2024, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Dan Transier
Alderman Seaver Tarulis

Absent: Alderman Chris Funkhouser

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Planner I Sara Mendez
Code Official Pete Ratos

Other Guests

David Petesh via Zoom	Mike Keith, Atwell
Dan Kramer, Attorney	Hanna Udischas, Nexamp
Matt Kwiatkowski, Nexamp	Patrick Childress, Global Access Partners

The meeting was called to order at 6:00pm by Chairman Joe Plocher.

Citizen Comments None

Chairman Plocher asked to move item #6 forward on the agenda.

6. EDC 2024-19 Corneils Solar Farm – Annexation, Rezoning and Special Use

Attorney Dan Kramer introduced the Nexamp representatives and the civil engineer and noted that Nexamp will be moving their corporate headquarters to Chicago.

Ms. Noble summarized the project for the committee and said the property is outside Yorkville's corporate boundaries on Corneils Rd. and will require annexation, rezoning and a special use. It is 3 parcels on 94 acres owned by Gary and Betty Bennett and the proposed solar field would be on 30-35 acres. There will be a Public Hearing for the Annexation on April 23rd and all parcels will automatically be rezoned to R-1. The petitioner will seek a rezoning to A-1 along with a Special Use. Ms. Noble described other details of the project and said there are about 12,000 solar modules and there is a 20 years lease with a 20-year option to extend the agreement. The petitioner also meets the proposed changes to the UDO. She noted a glare study had been completed and setbacks

and height requirements are met. The fence, access road and landscape plan were also noted and a decommissioning estimate was provided. A small area for battery storage was mentioned and if allowed, will require special conditions for safety reasons.

Mr. Matt Kwiatkowski of Nexamp gave a brief overview of their company, number of projects statewide and noted the project benefits including the tax base increase from \$2,300 to \$14,000 in the first year, when used as a solar field. When the project has finished the lifespan, it will be restored to farmland. Nexamp also has an inter-connection agreement with ComEd.

Civil Engineer Mike Keith discussed the access, setbacks, battery storage and low noise. Since they wish to expand the crossing of Rob Roy Creek, they are working with the Army Corps, noting also that it is a floodway/floodplain. He said all wires will be underground to the inter-connection point. He also talked about the landscape plan, the pollinator mix and the chain link fence with the additional screening from the existing tree line.

The proposed project will move to the April 10th PZC meeting for rezoning and special use and then to City Council for an annexation Public Hearing.

Minutes for Correction/Approval February 6, 2024

The minutes were approved as presented.

New Business

1. EDC 2024-14 Building Permit Report for January 2024

Mr. Ratos said there were 15 single-family detached and 59 permits in general. He said it was slower in January, partly due to the cold weather.

2. EDC 2024-15 Building Inspection Report for January 2024

There were 408 inspections, mostly single family homes. Some inspections were outsourced, however, most were done in-house.

3. EDC 2024-16 Property Maintenance Report for January 2024

Mr. Ratos said there was only 1 case in January and involved a contractor using water for about 4 hours with no meter and fined \$75. He said the water department has asked for strict enforcement of water usage to help decrease water loss.

4. EDC 2024-17 Economic Development Report for February 2024

The committee was referred to the report in the agenda packet.

5. EDC 2024-18 Ordinance Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Alternative Energy Use Standards (Solar Farms)

Ms. Noble said staff has incorporated 2 of 3 of the EDC requests for revisions regarding solar farms. Text amendment revisions for typographical errors and some clarifications from the transition to the UDO are also proposed. One of the requests was for a minimum 1,000 foot distance from major roadways to solar farms and another request was to add a minimum distance of 1,000 feet from the Fox River to solar arrays. An EDC request was also made for a maximum of 5 solar farms in the city. After review by

the City Attorney, she felt restricting the number was too broad, not applied to other land uses and could result in future issues. Proposed changes to the Text Amendment were also included for committee review.

Chairman Plocher asked about a past suggested moratorium for banks on major roadway corners. Mr. Olson said no action was taken, but restrictions on drive-throughs were implemented at that time. Alderman Transier commented he would like to see the number of solar farms limited, so Mr. Olson suggested that conversation be brought up at City Council.

The next step for this is the Planning and Commission meeting on March 13th.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:27pm.

Minutes respectfully submitted by Marlys Young, Minute Taker



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #1

Tracking Number

EDC 2024-20

Agenda Item Summary Memo

Title: Building Permit Report for February 2024

Meeting and Date: Economic Development Committee – April 2, 2024

Synopsis: All permits issued in February 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

February 2024

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
February 2024	79	19	0	0	7	0	53	4,479,819.00	242,096.14
Calendar Year 2024	138	35	0	0	12	0	91	71,902,845.00	536,364.60
Fiscal Year 2024	1961	215	109	0	72	0	1565	154,307,460.00	4,779,911.56
February 2023	87	12	18	0	4	0	53	5,333,922.00	389,575.50
Calendar Year 2023	144	34	18	0	9	0	83	9,667,985.00	538,323.24
Fiscal Year 2023	1249	144	121	0	86	0	898	57,515,681.00	2,828,415.42
February 2022	54	5	8	0	5	0	36	2,293,576.00	56,496.90
Calendar Year 2022	111	19	8	0	12	0	72	5,884,589.00	151,150.80
Fiscal Year 2022	1,229	169	144	0	87	0	829	57,403,966.00	2,062,133.69
February 2021	60	19	10	0	4	0	27	4,874,589.00	184,226.48
Calendar Year 2021	121	36	14	0	13	0	58	8,965,731.00	314,645.92
Fiscal Year 2021	1,561	210	108	0	64	0	1,179	57,738,415.00	2,606,674.19



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #2

Tracking Number

EDC 2024-21

Agenda Item Summary Memo

Title: Building Inspection Report for February 2024

Meeting and Date: Economic Development Committee – April 2, 2024

Synopsis: All inspections scheduled in February 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 02/29/2024
TIME: 08:08:46
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 02/02/2024 TO 02/29/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	003-REI REINSPECTION Comments1: SOLAR -- MARK 480-716-2425	20200428	3426 RYAN DR	68		02/09/2024
BC	_____	006-FIN FINAL INSPECTION Comments1: IN GROUND POOL - URSZULA 773-517-4506	20211085	1220 PATRICK CT	15		02/06/2024
BC	11:30	044-PPS PRE-POUR, SLAB ON GRADE Comments1: REBAR -- FIRE PROTECTION TANK FOUNDATION Comments2: .	20220474	1555 W CORNEILS RD			02/05/2024
PR	10:30	045-FOU FOUNDATION Comments1: FOGGER PIT -- ARCO					02/14/2024
BC	09:00	046-PPS PRE-POUR, SLAB ON GRADE Comments1: CHILLER PADS AND UPPER DECK					02/21/2024
BC	09:00	047-RFR ROUGH FRAMING RESCHECK SF Comments1: ELECTRIC ROOM -- ALLAN					02/21/2024
BC	09:00	048-PPS PRE-POUR, SLAB ON GRADE Comments1: GENERATOR PADS					02/26/2024
PR	11:00	049-PLU PLUMBING - UNDERSLAB Comments1: FERTIGATION TANK -- ALLAN				02/27/2024	
BC	09:00	050-STP STOOPS Comments1: 11 EXTERIOR STOOPS -- ALLAN 630-640-930 Comments2: 1					02/27/2024
BC	09:00	051-PPS PRE-POUR, SLAB ON GRADE Comments1: TRANSFORMER PAD					02/27/2024
ED	_____	025-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20220739	2810 BERRYWOOD LN	826	02/29/2024	
PR	_____ AM	017-FIN FINAL INSPECTION Comments1: CLAYTON	20220881	809 ALEXANDRA LN	12		02/14/2024
PR	_____	AM 018-FEL FINAL ELECTRIC					02/14/2024
PR	_____	AM 019-FMC FINAL MECHANICAL					02/14/2024
PR	_____	AM 020-PLF PLUMBING - FINAL OSR READ					02/14/2024
PR	_____	AM 021-EFL ENGINEERING FINAL SITE					02/14/2024
ED	_____	020-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20220909	2802 BERRYWOOD LN	828	02/29/2024	

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 02/02/2024 TO 02/29/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	_____	020-EFL ENGINEERING FINAL SITE	20220910	2798 BERRYWOOD LN	829	02/29/2024	
		Comments1: TEMP TO FINAL					
ED	_____	022-EFL ENGINEERING FINAL SITE	20220913	2806 BERRYWOOD LN	827	02/29/2024	
		Comments1: TEMP TO FINAL					
PR	_____	AM 014-OCC OCCUPANCY INSPECTION	20221386	524 E KENDALL DR	2		02/15/2024
		Comments1: FRANK JR 630-973-3537 -- CHANGING STATIO					
		Comments2: N IN FAMILY BATHROOM NEEDED					
BKF	_____	015-OCC OCCUPANCY INSPECTION					02/15/2024
BC	_____	AM 016-RFR ROUGH FRAMING RESCHECK SF	20230570	105 W FOX ST	2		02/07/2024
		Comments1: RYAN 630-220-6263					
BC	_____	AM 017-REL ROUGH ELECTRICAL					02/07/2024
BC	_____	AM 018-INS INSULATION					02/07/2024
BC	_____	019-INS INSULATION					02/08/2024
		Comments1: EAST WALL					
BC	_____	020-INS INSULATION					02/09/2024
		Comments1: WEST,EAST & SOUTH EXTERIOR WALLS					
PR	09:30	021-PLR PLUMBING - ROUGH				02/27/2024	
		Comments1: BRIAN 815-922-9051					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231058	2386 LAVENDER WAY	92	02/29/2024	
		Comments1: BOB 224-250-5563					
PR	_____	AM 017-FIN FINAL INSPECTION	20231166	826 HAYDEN DR	61		02/14/2024
		Comments1: REMY					
PR	_____	AM 018-FEL FINAL ELECTRIC					02/14/2024
PR	_____	AM 019-FMC FINAL MECHANICAL					02/14/2024
PR	_____	AM 020-PLF PLUMBING - FINAL OSR READ					02/14/2024
PR	_____	AM 021-EFL ENGINEERING FINAL SITE					02/14/2024
GH	_____	014-WK SERVICE WALK	20231190	3069 CONSTITUTION WAY	512		02/26/2024
		Comments1: MW					
GH	_____	014-FIN FINAL INSPECTION	20231198	3366 CALEDONIA DR	174		02/07/2024
		Comments1: JEFF					

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 02/02/2024 TO 02/29/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	015-FEL FINAL ELECTRIC					02/07/2024
GH	_____	016-FMC FINAL MECHANICAL					02/07/2024
PR	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					02/07/2024
ED	_____	018-EFL ENGINEERING FINAL SITE Comments1: OK TO TEMP					02/07/2024
JP	_____	016-FIN FINAL INSPECTION Comments1: JEFF	20231199	3372 CALEDONIA DR	175		02/02/2024
JP	_____	017-FEL FINAL ELECTRIC					02/02/2024
JP	_____	018-FMC FINAL MECHANICAL					02/02/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					02/02/2024
JP	_____	001-PHF POST HOLE - FENCE	20231215	2462 JUSTICE CT	623		02/13/2024
GH	_____	015-FIN FINAL INSPECTION Comments1: MT FOY	20231329	2622 SEELEY ST	747	02/29/2024	
GH	_____	016-FEL FINAL ELECTRIC				02/29/2024	
GH	_____	017-FMC FINAL MECHANICAL				02/29/2024	
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM				02/29/2024	
ED	_____	019-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS				02/29/2024	
GH	_____	020-REI REINSPECTION Comments1: FINAL	20231330	2626 SEELEY ST	746		02/02/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: MT FOY	20231359	2618 SEELEY ST	748		02/05/2024
GH	_____	018-FEL FINAL ELECTRIC					02/05/2024
GH	_____	019-FMC FINAL MECHANICAL					02/05/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					02/05/2024

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 02/02/2024 TO 02/29/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	-----	021-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/07/2024
PBF	-----	AM 007-ESW SEWER / WATER Comments1: MIKE 815-210-3338	20231373	2925 CRYDER WAY	468		02/02/2024
GH	-----	PM 008-RFR ROUGH FRAMING RESCHECK SF Comments1: CHRIS					02/13/2024
GH	-----	PM 009-REL ROUGH ELECTRICAL					02/13/2024
GH	-----	PM 010-RMC ROUGH MECHANICAL					02/13/2024
PBF	-----	PM 011-PLR PLUMBING - ROUGH Comments1: CHRIS.DANIELS@MBHOMES.COM					02/13/2024
GH	-----	AM 012-REI REINSPECTION Comments1: ROUGH FRAME					02/16/2024
GH	-----	AM 013-REI REINSPECTION Comments1: ROUGH MECH					02/16/2024
GH	-----	014-INS INSULATION Comments1: CHRIS					02/22/2024
BF	-----	AM 001-FIN FINAL INSPECTION Comments1: THOMAS 312-824-9031 THOMAS.DERRICK@SUNPO Comments2: WERCORP.COM	20231378	112 CLAREMONT CT	35		02/28/2024
BF	-----	AM 002-FEL FINAL ELECTRIC Comments1: SOLAR THOMAS 312-824-9031 THOMAS.DERRICK Comments2: @SUNPOWERCORP.COM					02/28/2024
GH	-----	019-REI REINSPECTION Comments1: FINAL FRAMING	20231420	2606 SEELEY ST	751		02/06/2024
GH	-----	014-FIN FINAL INSPECTION Comments1: MT FOY	20231421	2610 SEELEY ST	750		02/15/2024
GH	-----	015-FEL FINAL ELECTRIC					02/15/2024
GH	-----	016-FMC FINAL MECHANICAL					02/15/2024
PBF	-----	017-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					02/15/2024
JB	-----	018-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/15/2024

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 02/02/2024 TO 02/29/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 003-FIN FINAL INSPECTION Comments1: RUSSELL 630-863-4927	20231452	3283 PINWOOD DR	21		02/15/2024
GH	_____	AM 004-FEL FINAL ELECTRIC Comments1: COVER EXPOSED ROMEX BEHIND TV					02/15/2024
JP	_____	017-PHD POST HOLE - DECK Comments1: MW	20231462	395 TIMBER OAK LN	32		02/23/2024
JP	10:00	005-BGS BASEMENT GARAGE STOOPS Comments1: COX; STOOPS NOT DONE	20231515	983 S CARLY CIR	90		02/16/2024
BC	_____	004-REI REINSPECTION Comments1: GRASPABLE HAND RAIL	20231541	107 W CENTER ST			02/05/2024
GH	_____	PM 013-FIN FINAL INSPECTION Comments1: MODEL HOME ONLY	20231553	1011 GILLESPIE LN	242		02/27/2024
GH	_____	PM 014-FEL FINAL ELECTRIC					02/27/2024
GH	_____	PM 015-FMC FINAL MECHANICAL					02/27/2024
PBF	_____	PM 016-PLF PLUMBING - FINAL OSR READ Comments1: MODEL HOME ONLY -- ABBYPROPERTIES.LLC@GM Comments2: AIL.COM					02/27/2024
PR	_____	020-PLR PLUMBING - ROUGH Comments1: 773-627-7367	20231592	1821 S BRIDGE ST	1		02/13/2024
PR	_____	021-REL ROUGH ELECTRICAL					02/13/2024
BC	_____	022-INS INSULATION Comments1: ELEN0 773-627-7367					02/20/2024
PR	_____	023-REL ROUGH ELECTRICAL Comments1: ELANO 773-627-7367					02/22/2024
PR	_____	024-PLR PLUMBING - ROUGH					02/22/2024
BC	_____	025-INS INSULATION Comments1: ELEN0					02/27/2024
BC	_____	018-FIN FINAL INSPECTION Comments1: AUSTIN	20231621	3065 CONSTITUTION WAY	513		02/05/2024
BC	_____	019-FEL FINAL ELECTRIC					02/05/2024
BC	_____	020-FMC FINAL MECHANICAL					02/05/2024

DATE: 02/29/2024
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 02/02/2024 TO 02/29/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					02/02/2024
GH	_____	015-FIN FINAL INSPECTION Comments1: ANDREW	20231622	2651 GOULD CT	69		02/02/2024
GH	_____	016-FEL FINAL ELECTRIC					02/02/2024
GH	_____	017-FMC FINAL MECHANICAL					02/02/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					02/02/2024
ED	_____	019-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/02/2024
BC	_____	019-WK SERVICE WALK	20231624	4443 TAMPA DR	1961		02/05/2024
JP	_____	PM 011-INS INSULATION Comments1: JASON	20231633	576 ALDER CT	41		02/05/2024
JP	_____	PM 012-REI REINSPECTION Comments1: ROUGH FRAMING -- JASON, HANGERS NEED NAI Comments2: LS ON SOUTH END OF BASEMENT STAIRS, RADO Comments3: N PIPE NEEDS MARKING AT BASEMENT AND ATT Comments4: IC - CHECK ON FINAL					02/05/2024
GH	_____	AM 013-STP STOOPS Comments1: FRONT & REAR					02/21/2024
GH	_____	008-BSM BASEMENT FLOOR Comments1: MW	20231634	492 TIMBER OAK LN	40		02/06/2024
JP	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON ; GUARD NOT SECURED AT SOUTH BATHR Comments2: OOM, RADON PIPE NEEDS LABLING HIGHER, ZI Comments3: P-TIE EXHAUST DUCT IN SECOND FLOOR BATH					02/16/2024
JP	_____	PM 010-REL ROUGH ELECTRICAL					02/16/2024
JP	_____	PM 011-RMC ROUGH MECHANICAL					02/16/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					02/14/2024
JP	_____	PM 013-INS INSULATION Comments1: JASON					02/26/2024

DATE: 02/29/2024
TIME: 08:08:46
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 02/02/2024 TO 02/29/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 014-STP STOOPS Comments1: FRONT					02/12/2024
BC	_____	AM 015-GAR GARAGE FLOOR					02/12/2024
GH	_____	PM 016-GAR GARAGE FLOOR Comments1: JASON					02/21/2024
JP	_____	AM 017-STP STOOPS Comments1: REAR -- MW					02/23/2024
JP	_____	AM 018-INS INSULATION Comments1: JASON				02/26/2024	
BC	_____	015-FIN FINAL INSPECTION Comments1: JEFF	20231642	307 ANDREW DR	199		02/22/2024
BC	_____	016-FEL FINAL ELECTRIC					02/22/2024
BC	_____	017-FMC FINAL MECHANICAL					02/22/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					02/22/2024
ED	_____	019-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS				02/22/2024	
ED	_____	020-REI REINSPECTION Comments1: EFL -- WINTER CONDITIONS					02/26/2024
GH	_____	015-FIN FINAL INSPECTION Comments1: JEFF	20231643	311 ANDREW DR	200		02/16/2024
GH	_____	016-FEL FINAL ELECTRIC					02/16/2024
GH	_____	017-FMC FINAL MECHANICAL					02/16/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM				02/16/2024	
PW	_____	019-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/16/2024
JP	_____	015-FIN FINAL INSPECTION Comments1: BUILDING LEAKAGE TEST RECEIVED 2-12-24	20231644	321 ANDREW DR	201		02/15/2024
JP	_____	016-FEL FINAL ELECTRIC					02/15/2024

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JP	-----	017-FMC FINAL MECHANICAL					02/15/2024
PBF	-----	018-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					02/15/2024
JB	-----	019-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/15/2024
JP	-----	016-FIN FINAL INSPECTION Comments1: BUILDING LEAKAGE TEST RECEIVED 2-12-24	20231645	327 ANDREW DR	202		02/15/2024
JP	-----	017-FEL FINAL ELECTRIC Comments1: JEFF					02/15/2024
JP	-----	018-FMC FINAL MECHANICAL					02/15/2024
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					02/15/2024
JB	-----	020-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/15/2024
BC	-----	015-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF	20231664	3388 GABRIEL DR	168		02/08/2024
BC	-----	016-REL ROUGH ELECTRICAL					02/08/2024
BC	-----	017-RMC ROUGH MECHANICAL					02/08/2024
PBF	-----	018-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					02/08/2024
JP	-----	019-INS INSULATION Comments1: JEFF					02/13/2024
GH	-----	AM 020-STP STOOPS Comments1: FRONT & REAR -- COMEX					02/05/2024
PBF	-----	021-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					02/06/2024
GH	-----	AM 008-STP STOOPS Comments1: FR AND R -- COMEX	20231666	3358 GABRIEL DR	166		02/14/2024
GH	-----	AM 009-GAR GARAGE FLOOR Comments1: COMEX ADD VAPOR BARRIER RIGHT SIDE OF GA Comments2: RAGE					02/23/2024

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JP	-----	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF					02/26/2024
JP	-----	011-REL ROUGH ELECTRICAL					02/26/2024
JP	-----	012-RMC ROUGH MECHANICAL					02/26/2024
PBF	-----	013-PLR PLUMBING - ROUGH					02/26/2024
GH	-----	014-INS INSULATION Comments1: JEFF					02/28/2024
GH	-----	AM 009-STP STOOPS Comments1: FRONT & REAR -- COMEX	20231668	3328 GABRIEL DR	164		02/05/2024
PBF	-----	010-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					02/06/2024
BC	-----	011-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF					02/21/2024
BC	-----	012-REL ROUGH ELECTRICAL					02/21/2024
BC	-----	013-RMC ROUGH MECHANICAL					02/21/2024
PBF	-----	014-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					02/21/2024
GH	-----	PM 015-INS INSULATION Comments1: JEFF					02/23/2024
GH	-----	AM 016-GAR GARAGE FLOOR Comments1: COMEX					02/23/2024
GH	-----	014-FIN FINAL INSPECTION Comments1: MT FOY	20231752	3229 LEHMAN CROSSING	760		02/22/2024
GH	-----	015-FEL FINAL ELECTRIC					02/22/2024
GH	-----	016-FMC FINAL MECHANICAL					02/22/2024
PBF	-----	017-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					02/22/2024
ED	-----	018-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/22/2024
GH	-----	015-FIN FINAL INSPECTION Comments1: MT FOY	20231753	3225 LEHMAN CROSSING	759		02/15/2024

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GH	-----	016-FEL FINAL ELECTRIC					02/15/2024
GH	-----	017-FMC FINAL MECHANICAL					02/15/2024
PBF	-----	018-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					02/15/2024
JB	-----	019-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/15/2024
GH	-----	018-FIN FINAL INSPECTION Comments1: AUSTIN	20231758	3057 CONSTITUTION WAY	514		02/05/2024
GH	-----	019-FEL FINAL ELECTRIC					02/05/2024
GH	-----	020-FMC FINAL MECHANICAL					02/05/2024
PBF	-----	021-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					02/02/2024
BC	-----	013-FIN FINAL INSPECTION Comments1: AUSTIN	20231759	3059 JETER ST	577	02/28/2024	
BC	-----	014-FEL FINAL ELECTRIC				02/28/2024	
BC	-----	015-FMC FINAL MECHANICAL				02/28/2024	
PBF	-----	016-PLF PLUMBING - FINAL OSR READ Comments1: CANCELED				02/28/2024	
ED	-----	017-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/22/2024
GH	-----	AM 018-WK SERVICE WALK Comments1: MW					02/26/2024
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM				02/29/2024	
GH	-----	017-FIN FINAL INSPECTION Comments1: AUSTIN	20231760	3072 JETER ST	568		02/09/2024
GH	-----	018-FEL FINAL ELECTRIC					02/09/2024
GH	-----	019-FMC FINAL MECHANICAL					02/09/2024
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					02/09/2024

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BC	_____	AM 006-BSM BASEMENT FLOOR Comments1: COMEX	20231796	3338 GABRIEL DR	165		02/12/2024
GH	_____	AM 007-STP STOOPS Comments1: F&R -- COMEX					02/23/2024
GH	_____	AM 008-STP STOOPS Comments1: COMEX FR & R	20231797	3337 GABRIEL DR	172		02/14/2024
GH	_____	AM 008-STP STOOPS Comments1: FR & R -- COMEX	20231798	3385 JONATHAN DR	161		02/14/2024
GH	_____	AM 009-GAR GARAGE FLOOR Comments1: ADD VAPOR BARRIER AT BACK OF GARAGE , RE Comments2: MOVE 3" STONE BY GARAGE DOOR					02/23/2024
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JEFF					02/28/2024
GH	_____	011-REL ROUGH ELECTRICAL					02/28/2024
GH	_____	012-RMC ROUGH MECHANICAL					02/28/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					02/28/2024
BC	_____	AM 017-WK SERVICE WALK Comments1: MW	20231812	4459 TAMPA DR	1964		02/05/2024
JP	_____	018-FIN FINAL INSPECTION Comments1: JOE					02/12/2024
JP	_____	019-FEL FINAL ELECTRIC					02/12/2024
JP	_____	020-FMC FINAL MECHANICAL					02/12/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					02/12/2024
PW	_____	022-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/16/2024
BC	_____	017-PWK PRIVATE WALKS Comments1: MIDWEST 815-839-8175	20231813	4444 SARASOTA AVE	2005		02/05/2024
JP	_____	040-FIN FINAL INSPECTION Comments1: FINAL ROOF -- 3752 BAILEY	20231840	TOWNHOMES OF MILL CROSSIN		02/07/2024	

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JP	_____	041-REI REINSPECTION Comments1: 3752 BAILEY					02/07/2024
JP	_____	001-FIN FINAL INSPECTION	20231885	2393 TITUS DR	250		02/07/2024
PBF	_____	008-PLU PLUMBING - UNDERSLAB Comments1: JJACOBS@RALLYHOMES.NET	20231897	685 TIMBER OAK LN	19		02/09/2024
JP	_____	AM 009-BSM BASEMENT FLOOR Comments1: MW					02/16/2024
JP	_____	010-PHD POST HOLE - DECK Comments1: MW					02/23/2024
JP	_____	AM 011-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON JOIST HANGERS NEEDED IN BASEMENT					02/27/2024
JP	_____	AM 012-REL ROUGH ELECTRICAL					02/27/2024
JP	_____	AM 013-RMC ROUGH MECHANICAL					02/27/2024
PBF	_____	AM 014-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					02/27/2024
JP	_____	AM 015-GAR GARAGE FLOOR Comments1: MW				02/29/2024	
GH	_____	018-FIN FINAL INSPECTION Comments1: KEN 331-213-4809	20231898	2653 GOULD CT	68		02/27/2024
GH	_____	019-FEL FINAL ELECTRIC					02/27/2024
GH	_____	020-FMC FINAL MECHANICAL					02/27/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: KSHELTON@NVRINC.COM					02/27/2024
ED	_____	022-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/28/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: KEN	20231899	2655 GOULD CT	67		02/16/2024
GH	_____	017-FEL FINAL ELECTRIC					02/16/2024
GH	_____	018-FMC FINAL MECHANICAL					02/16/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: KSHELTON@NVRINC.COM					02/16/2024

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PW	_____	020-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/16/2024
JP	_____	010-REI REINSPECTION Comments1: GREEN PLATE -- AUSTIN	20231900	3127 JETER CT	502		02/05/2024
GH	_____	AM 011-STP STOOPS Comments1: FRONT -- MW					02/12/2024
GH	_____	AM 012-GAR GARAGE FLOOR Comments1: MW					02/12/2024
GH	_____	013-RFR ROUGH FRAMING RESCHECK SF Comments1: AUSTIN					02/20/2024
GH	_____	014-REL ROUGH ELECTRICAL					02/20/2024
GH	_____	015-RMC ROUGH MECHANICAL					02/20/2024
PBF	_____	016-PLR PLUMBING - ROUGH Comments1: ASUSONG@NVRINC.COM					02/20/2024
GH	_____	AM 017-INS INSULATION Comments1: AUSTIN					02/22/2024
GH	_____	AM 018-WK SERVICE WALK Comments1: MW					02/26/2024
BC	_____	AM 016-WK SERVICE WALK Comments1: MW	20231901	420 MONTEREY ST	2022		02/05/2024
JP	_____	AM 017-FIN FINAL INSPECTION Comments1: JOE ADDITIONAL SEAL STRIP NEEDED AT SCU Comments2: TTLE, NO RANGE INSTALLED, ANTI-TIP DEVIC Comments3: E NEEDS VERIFIED					02/20/2024
JP	_____	AM 018-FEL FINAL ELECTRIC					02/20/2024
JP	_____	AM 019-FMC FINAL MECHANICAL					02/20/2024
PBF	_____	AM 020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					02/20/2024
PW	_____	021-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS					02/16/2024
JP	09:00	011-BG BASEMENT AND GARAGE FLOOR Comments1: RSS -- 630-546-0735	20231926	1105 GRACE DR	59		02/05/2024

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GH	_____	AM 012-STP STOOPS Comments1: RSS FRONT				02/29/2024	
JP	_____	013-INS INSULATION Comments1: MT FOY	20231942	2702 BERRYWOOD LN	772		02/02/2024
BC	_____	008-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG	20231943	2701 BERRYWOOD LN	773		02/09/2024
BC	_____	009-REL ROUGH ELECTRICAL					02/09/2024
BC	_____	010-RMC ROUGH MECHANICAL					02/09/2024
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: DOUG 847-456-4607 DRWEISS@DRHORTON.COM					02/09/2024
GH	_____	012-INS INSULATION Comments1: DOUG					02/13/2024
GH	_____	AM 013-GAR GARAGE FLOOR Comments1: UPLAND					02/26/2024
JP	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG 847-456-4607	20231944	2705 BERRYWOOD LN	774		02/15/2024
JP	_____	010-REL ROUGH ELECTRICAL					02/15/2024
JP	_____	011-RMC ROUGH MECHANICAL					02/15/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					02/15/2024
BC	_____	013-INS INSULATION Comments1: DOUG					02/20/2024
GH	_____	AM 014-GAR GARAGE FLOOR Comments1: UPLAND					02/26/2024
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG	20231945	2709 BERRYWOOD LN	775		02/20/2024
BC	_____	010-REL ROUGH ELECTRICAL					02/20/2024
BC	_____	011-RMC ROUGH MECHANICAL					02/20/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					02/20/2024

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GH	_____	013-INS INSULATION Comments1: DOUG 847-456-4607					02/22/2024
GH	_____	AM 014-GAR GARAGE FLOOR Comments1: UPLAND					02/26/2024
GH	_____	AM 008-GAR GARAGE FLOOR Comments1: UPLAND	20231946	2713 BERRYWOOD LN	776		02/26/2024
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG				02/28/2024	
BC	_____	010-REL ROUGH ELECTRICAL				02/28/2024	
BC	_____	011-RMC ROUGH MECHANICAL				02/28/2024	
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					02/28/2024
PR	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: CLEQN EDGE	20231974	2656 GOULD CT	63		02/21/2024
PR	_____	AM 002-REL ROUGH ELECTRICAL					02/21/2024
PR	_____	AM 003-RMC ROUGH MECHANICAL					02/21/2024
PR	_____	AM 004-PLR PLUMBING - ROUGH					02/21/2024
JP	_____	006-REI REINSPECTION Comments1: GREEN PLATE	20231991	3135 JETER CT	501		02/05/2024
PBF	_____	007-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM					02/05/2024
GH	_____	AM 008-BSM BASEMENT FLOOR Comments1: MDW 815-839-8175					02/06/2024
GH	_____	AM 009-GAR GARAGE FLOOR Comments1: MW					02/21/2024
GH	_____	AM 010-STP STOOPS Comments1: FRONT					02/21/2024
GH	_____	AM 011-WK SERVICE WALK Comments1: MW					02/26/2024
BC	_____	AM 016-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK -- ANDREW	20231992	2652 GOULD CT	61		02/02/2024

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GH	_____	AM 009-STP STOOPS Comments1: F AND R -- MW	20231993	3049 CONSTITUTION WAY	516		02/12/2024
GH	_____	010-GAR GARAGE FLOOR Comments1: MW					02/12/2024
JP	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: AUSTIN					02/23/2024
JP	_____	012-REL ROUGH ELECTRICAL					02/23/2024
JP	_____	013-RMC ROUGH MECHANICAL					02/23/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: ASUSONG@NVRINC.COM				02/23/2024	
GH	_____	AM 015-WK SERVICE WALK Comments1: MW					02/26/2024
GH	_____	016-INS INSULATION Comments1: AUSTIN					02/26/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: C&N	20231996	1185 HEARTLAND DR	50		02/05/2024
JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS -- KENT	20232001	582 BURNING BUSH DR	96		02/02/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM	20232022	3075 JETER ST	575		02/09/2024
GH	_____	006-GPL GREEN PLATE INSPECTION Comments1: AUSTIN					02/12/2024
GH	_____	AM 007-BSM BASEMENT FLOOR Comments1: MW					02/21/2024
GH	_____	009-STP STOOPS Comments1: FRONT & REAR					02/26/2024
BC	_____	AM 005-RFR ROUGH FRAMING RESCHECK SF Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232026	1030 GILLESPIE LN	230		02/16/2024
BC	_____	AM 006-REL ROUGH ELECTRICAL					02/16/2024
BC	_____	AM 007-RMC ROUGH MECHANICAL					02/16/2024
PBF	_____	AM 008-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					02/16/2024

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GH	_____	AM 009-INS INSULATION					02/20/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GH	_____	PM 005-RFR ROUGH FRAMING RESCHECK SF 20232027	1032	GILLESPIE LN	229		02/14/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GH	_____	PM 006-REL ROUGH ELECTRICAL					02/14/2024
GH	_____	PM 007-RMC ROUGH MECHANICAL					02/14/2024
PBF	_____	PM 008-PLR PLUMBING - ROUGH					02/14/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____	PM 009-INS INSULATION					02/15/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____	005-RFR ROUGH FRAMING RESCHECK SF 20232028	1034	GILLESPIE LN	228		02/13/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM; RADON OUTL					
		Comments2: ET, LAUNDRY OUTLET, PRIMARY BEDROOM OUTL					
		Comments3: ET MISSING. SECOND FLOOR BATH NEEDS 20AM					
		Comments4: P CIRCUIT. RETURNED 2/14 ALL REMEDIED					
JP	_____	006-REL ROUGH ELECTRICAL					02/13/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM; RADON OUTL					
		Comments2: ET, LAUNDRY OUTLET, PRIMARY BEDROOM OUTL					
		Comments3: ET MISSING. SECOND FLOOR BATH NEEDS 20AM					
		Comments4: P CIRCUIT. RETURNED 2/14 ALL REMEDIED					
JP	_____	007-RMC ROUGH MECHANICAL					02/13/2024
PBF	_____	008-PLR PLUMBING - ROUGH					02/13/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____	AM 009-INS INSULATION					02/14/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
GH	_____	AM 005-RFR ROUGH FRAMING RESCHECK SF 20232029	1036	GILLESPIE LN	227		02/08/2024
		Comments1: MARCO CRACKED TRUSS - BDRM3					
GH	_____	AM 006-REL ROUGH ELECTRICAL					02/08/2024
GH	_____	AM 007-RMC ROUGH MECHANICAL					02/08/2024
PBF	_____	AM 008-PLR PLUMBING - ROUGH					02/08/2024
		Comments1: MARCOC@ABBYPROPERTIES.LLC					
GH	_____	PM 009-INS INSULATION					02/09/2024
		Comments1: MARCO					

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GH	_____	PM 010-REI REINSPECTION Comments1: ROUGH FRAMING					02/09/2024
BF	_____	AM 005-RFR ROUGH FRAMING RESCHECK SF 20232030 1038 GILLESPIE LN Comments1: ABBYPROPERTIES.LLC@GMAIL.COM			226		02/05/2024
BF	_____	AM 006-REL ROUGH ELECTRICAL					02/05/2024
BF	_____	AM 007-RMC ROUGH MECHANICAL					02/05/2024
PBF	_____	AM 008-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					02/05/2024
GH	_____	009-INS INSULATION Comments1: MARCO/ABBY 630-365-7229					02/06/2024
GH	_____	010-REI REINSPECTION Comments1: REINSPECTION FRAMING					02/06/2024
JP	_____	PM 005-RFR ROUGH FRAMING RESCHECK SF 20232035 1037 GILLESPIE LN Comments1: MARCO			233	02/29/2024	
JP	_____	PM 006-REL ROUGH ELECTRICAL				02/29/2024	
JP	_____	PM 007-RMC ROUGH MECHANICAL				02/29/2024	
PBF	_____	PM 008-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM				02/29/2024	
JP	14:00	005-RFR ROUGH FRAMING RESCHECK SF 20232036 1039 GILLESPIE LN Comments1: MARCO			232		02/27/2024
JP	_____	PM 006-REL ROUGH ELECTRICAL					02/27/2024
JP	_____	PM 007-RMC ROUGH MECHANICAL					02/27/2024
PBF	_____	PM 008-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					02/27/2024
GH	_____	PM 009-INS INSULATION Comments1: MARCO					02/28/2024
BC	_____	AM 005-RFR ROUGH FRAMING RESCHECK SF 20232037 1041 GILLESPIE LN Comments1: ABBYPROPERTIES.LLC@GMAIL.COM			231		02/23/2024
GH	_____	PM 006-REL ROUGH ELECTRICAL					02/23/2024
BC	_____	AM 007-RMC ROUGH MECHANICAL					02/23/2024

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PBF	_____	AM 008-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					02/23/2024
GH	_____	AM 009-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					02/26/2024
GH	_____	AM 010-REI REINSPECTION Comments1: ROUGH ELECTRIC					02/26/2024
GH	_____	004-ELS ELECTRIC SERVICE Comments1: JENN	20232038	1050 GILLESPIE LN	218		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE Comments1: JENN	20232039	1052 GILLESPIE LN	217		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE Comments1: JENN	20232040	1054 GILLESPIE LN	216		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE Comments1: JENN	20232041	1056 GILLESPIE LN	215		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE Comments1: JENN	20232042	1058 GILLESPIE LN	214		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE Comments1: JENN	20232043	1060 GILLESPIE LN	213		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE	20232044	1051 GILLESPIE LN	224		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE	20232045	1053 GILLESPIE LN	223		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE	20232046	1055 GILLESPIE LN	222		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE	20232047	1057 GILLESPIE LN	221		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE	20232048	1059 GILLESPIE LN	220		02/02/2024
GH	_____	004-ELS ELECTRIC SERVICE	20232049	1061 GILLESPIE LN	219		02/02/2024
JP	_____	008-BSM BASEMENT FLOOR	20232057	2929 ALDEN AVE	301		02/05/2024
GH	_____	009-GAR GARAGE FLOOR Comments1: MARCO					02/09/2024
GH	_____	010-STP STOOPS Comments1: FRONT					02/09/2024
JP	_____	AM 006-BSM BASEMENT FLOOR Comments1: MW	20232058	602 ASH CT	18		02/23/2024

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JP		AM 007-STP STOOPS Comments1: FRONT & REAR-- MW					02/27/2024
PBF		AM 008-PLU PLUMBING - UNDERSLAB Comments1: JJACOBS@RALLYHOMES.NET					02/26/2024
GH		PM 009-GAR GARAGE FLOOR Comments1: MW					02/28/2024
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: JJACOBS@RALLYHOMES.NET 630-632-7433	20232059	392 TIMBER OAK LN	37		02/26/2024
JP		AM 007-BSM BASEMENT FLOOR Comments1: MW				02/29/2024	
PR	13:00	001-ESW SEWER / WATER Comments1: BRAD 630-546-0540	20232104	3184 BOOMBAH BLVD	133		02/22/2024
GH	09:30	002-FTG FOOTING Comments1: KEN 630-546-0735					02/27/2024
BC		001-REL ROUGH ELECTRICAL	20232106	2007 S BRIDGE ST			02/20/2024
BC		002-REL ROUGH ELECTRICAL					02/20/2024
PBF		PM 003-PLR PLUMBING - ROUGH Comments1: MCDONALDS -- DARNELL 216-645-6551					02/21/2024
PR		PM 004-FIN FINAL INSPECTION Comments1: DARNELL 216-654-6551					02/23/2024
PR		PM 005-FEL FINAL ELECTRIC					02/23/2024
PR		PM 006-FMC FINAL MECHANICAL					02/23/2024
PR		PM 007-PLF PLUMBING - FINAL OSR READ Comments1: MCDONALDS - DARNELL 216-654-6551					02/23/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: C&N	20232131	2126 BLUEBIRD LN	255		02/09/2024
BC		AM 015-INS INSULATION Comments1: JOE	20232171	4461 SARASOTA AVE	1998		02/02/2024
BC		AM 016-WK SERVICE WALK Comments1: MW					02/05/2024
BC		017-FIN FINAL INSPECTION Comments1: JOE				02/29/2024	

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BC	_____	018-FEL FINAL ELECTRIC				02/29/2024	
BC	_____	019-FMC FINAL MECHANICAL				02/29/2024	
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM				02/29/2024	
ED	_____	021-EFL ENGINEERING FINAL SITE Comments1: WINTER CONDITIONS				02/29/2024	
GH	_____	AM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232188	1070 GILLESPIE LN	206		02/20/2024
GH	_____	AM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232189	1072 GILLESPIE LN	205		02/20/2024
GH	_____	AM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232190	1074 GILLESPIE LN	204		02/20/2024
GH	_____	AM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232191	1076 GILLESPIE LN	203		02/20/2024
GH	_____	AM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232192	1078 GILLESPIE LN	202		02/20/2024
GH	_____	AM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232193	1080 GILLESPIE LN	201		02/20/2024
GH	_____	PM 005-ELS ELECTRIC SERVICE Comments1: JENN	20232197	1071 GILLESPIE LN	212		02/02/2024
GH	_____	PM 005-ELS ELECTRIC SERVICE Comments1: JENN	20232198	1073 GILLEPIE LN	211		02/02/2024
GH	_____	PM 005-ELS ELECTRIC SERVICE Comments1: JENN	20232199	1075 GILLESPIE LN	210		02/02/2024
GH	_____	PM 005-ELS ELECTRIC SERVICE Comments1: JENN	20232200	1077 GILLESPIE LN	209		02/02/2024
GH	_____	PM 005-ELS ELECTRIC SERVICE Comments1: JENN	20232201	1079 GILLESPIE LN	208		02/02/2024
GH	_____	PM 005-ELS ELECTRIC SERVICE Comments1: JENN	20232202	1081 GILLESPIE LN	207		02/02/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232203	1100 GILLESPIE LN	324		02/20/2024

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GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232204	1102 GILLESPIE LN	323		02/20/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232205	1104 GILLESPIE LN	322		02/20/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232206	1106 GILLESPIE LN	321		02/20/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232207	1108 GILLESPIE LN	320		02/20/2024
GH	_____	PM 005-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232208	1110 GILLESPIE LN	319		02/20/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232209	1120 GILLESPIE LN	313		02/21/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232210	1122 GILLESPIE LN	314		02/21/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232211	1124 GILLESPIE LN	315		02/21/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232212	1126 GILLESPIE LN	316		02/21/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232213	1128 GILLESPIE LN	317		02/21/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232214	1130 GILLESPIE LN	318		02/21/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232215	1121 GILLESPIE LN	301		02/22/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232216	1123 GILLESPIE LN	302		02/22/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232217	1125 GILLESPIE LN	303		02/22/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232218	1127 GILLESPIE LN	304		02/22/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232219	1129 GILLESPIE LN	305		02/22/2024

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GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232220	1131 GILLESPIE LN	306		02/22/2024
GH	_____	AM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232221	1141 GILLESPIE LN	307		02/23/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232222	1143 GILLESPIE LN	308		02/23/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232223	1145 GILLESPIE LN	309		02/23/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232224	1147 GILLESPIE LN	310		02/23/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232225	1149 GILLESPIE LN	311		02/23/2024
GH	_____	PM 004-ELS ELECTRIC SERVICE Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232226	1151 GILLESPIE LN	312		02/23/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: COMEX	20232244	3377 JONATHAN DR	162		02/05/2024
JP	_____	AM 003-BKF BACKFILL Comments1: COMEX					02/08/2024
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					02/20/2024
BC	_____	005-GPL GREEN PLATE INSPECTION Comments1: JEFF					02/20/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: COMEX	20232245	3387 JONATHAN DR	160		02/05/2024
JP	_____	AM 003-BKF BACKFILL Comments1: COMEX					02/08/2024
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					02/20/2024
BC	_____	005-GPL GREEN PLATE INSPECTION Comments1: JEFF					02/20/2024
PBF	_____	PM 004-ESW SEWER / WATER Comments1: CATHYHMDCONST@GMAIL.COM--WONT BE READY U Comments2: NTIL AFTER NOON	20232246	3378 GARBIEL DR	167		02/05/2024

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JP	-----	005-GPL GREEN PLATE INSPECTION Comments1: JEFF					02/12/2024
PBF	-----	006-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					02/12/2024
GH	-----	AM 007-BSM BASEMENT FLOOR Comments1: COMEX					02/23/2024
PBF	-----	PM 004-ESW SEWER / WATER Comments1: CATHYHMDCONST@GMAIL.COM -- WONT BE READY Comments2: UNTIL AFTER NOON	20232247	3393 JONATHAN DR	159		02/05/2024
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM				02/12/2024	
JP	-----	006-GPL GREEN PLATE INSPECTION Comments1: JEFF					02/12/2024
GH	-----	AM 007-BSM BASEMENT FLOOR Comments1: COMEX					02/28/2024
JP	-----	AM 001-FTG FOOTING Comments1: COMEX	20232248	3367 JONATHAN DR	163		02/22/2024
GH	-----	AM 002-FOU FOUNDATION Comments1: COMEX					02/28/2024
JP	-----	AM 001-FIN FINAL INSPECTION Comments1: J&E	20232264	481 BIRCHWOOD DR	129		02/07/2024
JP	-----	002-FOU FOUNDATION Comments1: MW	20232267	3081 JETER ST	574		02/02/2024
GH	-----	003-BKF BACKFILL Comments1: MW					02/07/2024
PBF	-----	AM 004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					02/08/2024
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM					02/09/2024
GH	-----	AM 006-GPL GREEN PLATE INSPECTION Comments1: AUSTIN					02/15/2024
GH	-----	007-GPL GREEN PLATE INSPECTION					02/16/2024

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GH	_____	AM 008-BSM BASEMENT FLOOR Comments1: MW					02/21/2024
GH	_____	AM 001-FTG FOOTING Comments1: MW	20232268	3053 JETER ST	578		02/07/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					02/12/2024
JP	_____	PM 003-BKF BACKFILL Comments1: MW					02/14/2024
PBF	_____	PM 004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					02/15/2024
GH	_____	PM 005-GPL GREEN PLATE INSPECTION Comments1: AUSTIN					02/21/2024
PBF	_____	AM 006-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM					02/27/2024
GH	_____	AM 007-BSM BASEMENT FLOOR Comments1: MW				02/29/2024	
JP	_____	AM 001-FTG FOOTING Comments1: COMEX	20232276	277 ANDREW DR	195		02/22/2024
JP	_____	AM 002-FOU FOUNDATION Comments1: COMEX					02/26/2024
JP	_____	004-GPL GREEN PLATE INSPECTION Comments1: JEFF	20232277	287 ANDREW DR	196		02/05/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JEFF 847-456-8082 jeffrey.leader@lenna Comments2: r.com					02/06/2024
PBF	_____	PM 006-ESW SEWER / WATER Comments1: CATHYHMDCONST@GMAIL.COM					02/13/2024
GH	_____	AM 007-BSM BASEMENT FLOOR Comments1: COMEX					02/13/2024
GH	_____	AM 008-STP STOOPS Comments1: COMEX					02/23/2024
JP	_____	004-GPL GREEN PLATE INSPECTION Comments1: JEFF	20232278	297 ANDREW DR	197		02/05/2024

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PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JEFF 847-456-8082 jeffrey.leader@lenna Comments2: r.com					02/06/2024
PBF		PM 006-ESW SEWER / WATER Comments1: CATHYHMDCONST@GMAIL.COM					02/13/2024
GH		AM 007-BSM BASEMENT FLOOR Comments1: COMEX					02/13/2024
GH		AM 008-STP STOOPS Comments1: FR & R					02/23/2024
GH		010-BSM BASEMENT FLOOR Comments1: MW	20232297	551 BISCAYNE CT	2010		02/02/2024
BC		011-GAR GARAGE FLOOR					02/05/2024
BC		012-STP STOOPS Comments1: FRONT					02/05/2024
JP		013-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE					02/21/2024
JP		014-REL ROUGH ELECTRICAL					02/21/2024
JP		015-RMC ROUGH MECHANICAL					02/21/2024
PBF		016-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					02/21/2024
BC		AM 017-INS INSULATION Comments1: JOE					02/23/2024
BC		AM 018-STP STOOPS Comments1: REAR -- MW					02/27/2024
JP	10:30	001-PHF POST HOLE - FENCE Comments1: 1030-1100 CANDACE 630-406-8410	20232315	302 E MAIN ST		02/13/2024	
BF		001-FIN FINAL INSPECTION Comments1: MORGAN 630-6898464 TESLA	20232316	3121 GRANDE TRAIL	492		02/21/2024
BF		002-FEL FINAL ELECTRIC Comments1: MORGAN 630-689-8464 TESLA					02/21/2024
BC		AM 001-FIN FINAL INSPECTION Comments1: SOLAR 518-618-5905 SKYLER	20232317	2972 ELLSWORTH DR	356		02/06/2024

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BC	_____	AM 002-FEL FINAL ELECTRIC Comments1: SOLAR 518-618-5905 SKYLER					02/06/2024
JP	_____	AM 001-FIN FINAL INSPECTION Comments1: WINDOWS -- GARY 815-351-6489	20232319	1017B JOHN ST			02/23/2024
BC	_____	PM 003-FIN FINAL INSPECTION Comments1: JESUS 773-750-3117 INFO@SOLARROOFENERGY. Comments2: COM	20232334	2437 ALAN DALE LN	129		02/06/2024
BC	_____	PM 004-FEL FINAL ELECTRIC Comments1: ESUS 773-750-3117 INFO@SOLARROOFENERGY.C Comments2: OM					02/06/2024
BC	_____	AM 006-FIN FINAL INSPECTION Comments1: BJ	20232335	367 PENSACOLA ST	1148		02/08/2024
BC	_____	AM 007-FEL FINAL ELECTRIC					02/08/2024
PBF	_____	AM 008-PLF PLUMBING - FINAL OSR READ Comments1: BJ 630-788-8629					02/08/2024
BC	_____	AM 009-REI REINSPECTION Comments1: FINAL ELECTRIC -- BJ					02/13/2024
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE	20232338	104 STRAWBERRY LN	16		02/12/2024
GH	_____	002-FOU FOUNDATION Comments1: ADD REBAR FRONT WALL WHERE KEY WAY IS OF Comments2: F - APPROX SPAN OF 10FT	20232341	601 ASH CT	17		02/06/2024
GH	_____	AM 003-BKF BACKFILL Comments1: MW					02/13/2024
PBF	_____	PM 004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					02/15/2024
PBF	_____	AM 005-REI REINSPECTION Comments1: SEWER & WATER FAMILYSEWEROFFICE@YAHOO.C Comments2: OM					02/16/2024
PBF	_____	AM 006-PLU PLUMBING - UNDERSLAB Comments1: JJACOBS@RALLYHOMES.NET					02/20/2024
GH	_____	AM 007-BSM BASEMENT FLOOR Comments1: MW					02/21/2024

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GH	_____	008-GAR GARAGE FLOOR Comments1: MW					02/21/2024
JP	_____	AM 009-PHD POST HOLE - DECK Comments1: MW					02/23/2024
JP	_____	PM 001-FTG FOOTING Comments1: MW	20232342	761 ASH CT	10		02/05/2024
BC	_____	AM 002-FOU FOUNDATION Comments1: MW					02/12/2024
JP	_____	AM 003-BKF BACKFILL Comments1: MW					02/15/2024
PBF	_____	PM 004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM				02/15/2024	
PBF	_____	AM 005-REI REINSPECTION Comments1: SEWER & WATER -- FAMILYSEWEROFFICE@YAHOO Comments2: .COM					02/16/2024
PBF	_____	PM 006-PLU PLUMBING - UNDERSLAB Comments1: JJACOBS@RALLYHOMES.NET					02/27/2024
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM	20232343	366 BISCAYNE LN	1979		02/02/2024
GH	_____	AM 007-BSM BASEMENT FLOOR Comments1: MW					02/08/2024
JP	_____	AM 008-GAR GARAGE FLOOR Comments1: MW					02/14/2024
JP	_____	AM 009-STP STOOPS Comments1: FRONT AND REAR					02/21/2024
JP	_____	010-ELS ELECTRIC SERVICE Comments1: JOE					02/21/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE				02/29/2024	
BC	_____	012-REL ROUGH ELECTRICAL				02/29/2024	
BC	_____	013-RMC ROUGH MECHANICAL				02/29/2024	
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM				02/29/2024	

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PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM	20232344	4441 SARASOTA AVE	1995		02/02/2024
BC	_____	AM 007-WK SERVICE WALK Comments1: cancelled				02/05/2024	
GH	_____	008-BSM BASEMENT FLOOR Comments1: MW					02/02/2024
JP	_____	AM 009-GAR GARAGE FLOOR Comments1: MW					02/14/2024
BC	_____	AM 010-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE					02/26/2024
BC	_____	AM 011-REL ROUGH ELECTRICAL					02/26/2024
BC	_____	AM 012-RMC ROUGH MECHANICAL					02/26/2024
PBF	_____	AM 013-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					02/26/2024
BC	_____	AM 014-STP STOOPS Comments1: MW == FR&R					02/23/2024
JP	_____	015-INS INSULATION Comments1: JOE					02/28/2024
GH	_____	001-FTG FOOTING Comments1: MW	20232345	3101 JETER CT	506		02/20/2024
GH	_____	PM 002-FOU FOUNDATION Comments1: MW					02/21/2024
GH	_____	AM 003-BKF BACKFILL Comments1: MW					02/27/2024
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: JOE	20232346	371 BISCAYNE LN	1984		02/08/2024
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					02/13/2024
JP	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					02/21/2024
JP	_____	008-ELS ELECTRIC SERVICE Comments1: JOE					02/21/2024

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JP	_____	AM 009-STP STOOPS					02/28/2024
		Comments1: FRONT AND REAR -- MW					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20232356	563 KELLY AVE	7		02/07/2024
		Comments1: C&N 224-612-3718					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232357	959 HOMESTEAD DR	117		02/08/2024
		Comments1: BRIAN					
BF	10:00	001-FIN FINAL INSPECTION	20232377	522 BURNING BUSH DR	99		02/28/2024
		Comments1: SOLAR -- WILLIAM 314-474-1277					
BF	10:00	002-FEL FINAL ELECTRIC					02/28/2024
		Comments1: PAY REI FEE BEFORE RE-SCHED					
PBF	_____	PM 003-WAT WATER	20232387	2761 ROYAL CT	106		02/06/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM	LOUISE 630-				
		Comments2: 492-7635					
GH	_____	004-BKF BACKFILL					02/06/2024
		Comments1: MW					
GH	_____	005-GPL GREEN PLATE INSPECTION					02/09/2024
		Comments1: ANDREW					
PBF	_____	006-PLU PLUMBING - UNDERSLAB					02/14/2024
		Comments1: AMEEKS@NVRINC.COM					
GH	_____	PM 007-BSM BASEMENT FLOOR					02/20/2024
		Comments1: MW					
GH	_____	AM 008-GAR GARAGE FLOOR				02/29/2024	
		Comments1: MW					
GH	_____	AM 009-STP STOOPS				02/29/2024	
		Comments1: F & R					
GH	_____	AM 010-STP STOOPS				02/29/2024	
		Comments1: REAR -- MW					
BC	_____	AM 005-FIN FINAL INSPECTION	20232391	2553 LYMAN LOOP	29		02/13/2024
		Comments1: EDDIE 513-886-1397					
BC	_____	AM 006-FEL FINAL ELECTRIC					02/13/2024
PBF	_____	AM 007-PLF PLUMBING - FINAL OSR READ					02/13/2024
		Comments1: LATE AM -- EDDIE 513-886-1397					

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BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- ERIC 708-441-6311	20240005	521 BARBERRY CIR	38		02/05/2024
BF	_____	AM 002-FEL FINAL ELECTRIC					02/05/2024
JP	14:30	001-PHF POST HOLE - FENCE Comments1: MONICA	20240007	417 ELM ST			02/07/2024
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE					02/09/2024
JP	_____	AM 001-FTG FOOTING Comments1: MW	20240010	491 BISCAYNE LN	1992		02/06/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					02/08/2024
GH	_____	AM 003-BKF BACKFILL Comments1: MW					02/13/2024
PBF	_____	AM 004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					02/14/2024
JP	_____	PM 005-GPL GREEN PLATE INSPECTION Comments1: JOE					02/21/2024
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					02/21/2024
BC	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					02/23/2024
BC	_____	008-ELS ELECTRIC SERVICE Comments1: JOE					02/27/2024
BC	_____	AM 009-STP STOOPS Comments1: REAR -- MW					02/27/2024
BC	_____	AM 010-STP STOOPS Comments1: FRONT -- MW				02/29/2024	
GH	_____	AM 001-FTG FOOTING Comments1: MW	20240014	4643 W MILLBROOK CIR	114		02/09/2024
GH	_____	002-FOU FOUNDATION					02/13/2024
BC	_____	AM 003-BKF BACKFILL Comments1: MW					02/20/2024

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PBF	_____	AM 004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					02/22/2024
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: ANDREW					02/23/2024
GH	_____	AM 001-FTG FOOTING Comments1: MW	20240015	3111 JETER CT	504		02/27/2024
BC	_____	PM 002-FOU FOUNDATION Comments1: MW				02/28/2024	
GH	_____	001-FTG FOOTING	20240016	4468 SARASOTA AVE	2000		02/20/2024
JP	_____	PM 002-FOU FOUNDATION Comments1: MW					02/21/2024
BC	_____	AM 003-BKF BACKFILL Comments1: MW					02/27/2024
PBF	_____	PM 004-ESW SEWER / WATER					02/27/2024
GH	_____	AM 001-FTG FOOTING Comments1: MW	20240017	410 MONTEREY ST	2024		02/13/2024
JP	_____	PM 002-FOU FOUNDATION Comments1: MW PORCH REQUIRED VERT REBAR, INSTALL Comments2: ED					02/14/2024
JP	_____	AM 003-BKF BACKFILL Comments1: MW					02/20/2024
PBF	_____	AM 004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					02/21/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					02/28/2024
JP	_____	PM 006-GPL GREEN PLATE INSPECTION Comments1: JOE					02/28/2024
PR	_____	PM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: CLEAN EDGE	20240019	2656 GOULD CT	63		02/16/2024
PR	_____	PM 003-REL ROUGH ELECTRICAL					02/16/2024
PR	_____	PM 004-RMC ROUGH MECHANICAL					02/16/2024

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PR	_____	PM 005-PLR PLUMBING - ROUGH					02/16/2024
JP	_____	006-INS INSULATION Comments1: CLEAN EDGE 630-364-0224					02/20/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: JORDAN 630-406-8410 EX 210	20240021	1972 WILD INDIGO LN	84		02/23/2024
BC	_____	PM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: ELEVATOR -- RYAN 630-220-6263	20240023	107 W FOX ST			02/21/2024
BC	_____	PM 002-REL ROUGH ELECTRICAL Comments1: ELEVATOR					02/21/2024
BC	09:00	001-OCC OCCUPANCY INSPECTION Comments1: JEFF GLAZER 847-530-5580	20240024	942 N BRIDGE ST			02/07/2024
BKF	_____	002-OCC OCCUPANCY INSPECTION Comments1: ALLOW OCCUPANCY WHILE OCCUPANT ADDRESSES Comments2: DEFICIENCIES					02/07/2024
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- JERIMIAH - 845-645-1011	20240025	1447 SLATE CT	340		02/12/2024
BF	_____	AM 002-FEL FINAL ELECTRIC Comments1: *****REINSPECT FEE BEFORE RE-INSPECT*** Comments2: *****					02/12/2024
BF	_____	AM 003-REI REINSPECTION Comments1: SOLAR -- JEREMIAH 845-645-1011					02/23/2024
BF	_____	PM 004-REI REINSPECTION Comments1: SOLAR JEREMIA 845 645 1011 TAYLOR.POWER@ Comments2: MYBRILLIANTSOLAR.COM				02/29/2024	
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- JEREMIAH 845-645-1011	20240026	2864 ALDEN AVE	329		02/16/2024
BF	_____	AM 002-FEL FINAL ELECTRIC Comments1: REI FEE BEFORE SCHEDULING REINSPECTION					02/16/2024
BF	_____	AM 003-REI REINSPECTION Comments1: SOLAR -- JEREMIAH 845-645-1011 -- REI FE Comments2: E NEEDS TO BE PAID BEFORE RE-SCHEDULE					02/23/2024
BF	_____	PM 004-REI REINSPECTION Comments1: SOLAR JEREMIA 845 645 1011 TAYLOR.POWER@ Comments2: MYBRILLIANTSOLAR.COM				02/29/2024	

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JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240027	1263 TAUS CIR	116		02/05/2024
		Comments1: REUBEN 815-630-4005					
BF	_____ AM	001-FIN FINAL INSPECTION	20240028	941 OMAHA DR	25		02/16/2024
		Comments1: SOLAR --PLEASE DO THIS ONE FIRST -- JERE					
		Comments2: MIAH 845-645-1011					
BF	_____ AM	002-FEL FINAL ELECTRIC					02/16/2024
		Comments1: REI FEE BEFORE SCHEDULING REINSPECT					
BF	_____ AM	003-REI REINSPECTION					02/23/2024
		Comments1: SOLAR -- *****DO THIS ONE FIRST PLEASE					
		Comments2: E***** JEREMIAH 845-645-1011					
GH	_____	001-FTG FOOTING	20240033	352 BISCAYNE LN	1981		02/26/2024
		Comments1: MW					
JP	_____ AM	002-FOU FOUNDATION					02/28/2024
		Comments1: MW					
BC	_____ PM	001-FTG FOOTING	20240034	2760 ROYAL CT	107		02/22/2024
		Comments1: MW					
GH	_____ AM	002-FOU FOUNDATION					02/26/2024
		Comments1: MW					
GH	_____ AM	003-BKF BACKFILL				02/29/2024	
		Comments1: MW					
GH	_____ PM	001-FIN FINAL INSPECTION	20240035	304 W SOMONAUK ST			02/12/2024
		Comments1: HVAC					
BC	_____ AM	001-RFR ROUGH FRAMING RESCHECK SF	20240040	1589 SYCAMORE RD			02/05/2024
		Comments1: 224-735-1986					
BC	_____ AM	002-REL ROUGH ELECTRICAL					02/05/2024
PBF	_____ AM	003-PLR PLUMBING - ROUGH					02/05/2024
		Comments1: 224-735-1986					
BF	_____ AM	004-FIN FINAL INSPECTION					02/14/2024
		Comments1: ZOOMIES -- GILBERTO 224-735-1986					
BF	_____ AM	005-FEL FINAL ELECTRIC					02/14/2024
BF	_____ AM	006-FMC FINAL MECHANICAL					02/14/2024
BC	_____ PM	007-OCC OCCUPANCY INSPECTION					02/22/2004
		Comments1: LYNNE 702-789-8340					

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BKF	13:00	008-OCC OCCUPANCY INSPECTION				02/22/2024	
JP	_____	AM 001-ROF ROOF UNDERLAYMENT ICE & W 20240043 1954 CONEFLOWER CT Comments1: LATE AM -- CLEAN EDGE 630-364-0224			148		02/06/2024
PR	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF 20240056 442 NORWAY CIR Comments1: BASEMENT FINISH CLEAN EDGE 630 364 0224			75		02/08/2024
PR	_____	AM 002-REL ROUGH ELECTRICAL					02/08/2024
PR	_____	AM 003-PLR PLUMBING - ROUGH					02/08/2024
PR	_____	AM 004-RMC ROUGH MECHANICAL					02/08/2024
BC	_____	AM 005-INS INSULATION Comments1: 8-9 -- CLEAN EDGE -- SEND PICS OF ADDITI Comments2: ONAL FIRE BLOCKING					02/09/2024
JP	10:00	001-PHF POST HOLE - FENCE Comments1: 630-988-6868	20240061	1971 COUNTRY HILLS DR	119		02/22/2024
JP	08:00	001-PHF POST HOLE - FENCE Comments1: NETWORK 554-0385	20240062	463 NORWAY CIR	80		02/09/2024
GH	_____	AM 001-FTG FOOTING Comments1: DAN	20240066	905 STONY CREEK DR	65		02/14/2024
GH	09:30	002-FOU FOUNDATION					02/21/2024
BC	_____	AM 003-BKF BACKFILL Comments1: 630-904-2288 -- NORWOOD				02/28/2024	
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20240069 1023 HOMESTEAD DR Comments1: TTLC			123		02/09/2024
JP	10:30	001-PHF POST HOLE - FENCE Comments1: NW CEDAR	20240074	2235 FAIRFIELD AVE	369		02/16/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: JAZLYN	20240075	2892 ROOD ST	304		02/12/2024
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE -- CEDAR MOUNTAIN					02/14/2024
PR	_____	AM 001-FIN FINAL INSPECTION Comments1: 830-900 -- WATER MAIN -- JAKE 630-666-28 Comments2: 57	20240083	2069 VILLAGE VIEW DR	195-2		02/07/2024

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JP	_____	AM 001-PHF POST HOLE - FENCE Comments1: JENNY 630-551-3400	20240086	871 WINDETT RIDGE RD	96		02/27/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: JAZLYN 224-220-1042	20240087	1171 BLACKBERRY SHORE LN	51		02/21/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JJAMES	20240093	1066 HAMPTON LN	257	02/29/2024	
JP	_____	PM 001-PHF POST HOLE - FENCE Comments1: JENNY 630-551-3400	20240094	322 W KENDALL DR	26		02/21/2024
BF	11:00	001-FIN FINAL INSPECTION Comments1: SOLAR -- FRANK 224-237-8025	20240101	991 S CARLY CIR	89		02/27/2024
BF	11:00	002-FEL FINAL ELECTRIC					02/27/2024
JP	09:00	001-PHD POST HOLE - DECK Comments1: BOB 630-514-2267	20240109	721 ASH CT	12		02/20/2024
BC	_____	001-FIN FINAL INSPECTION Comments1: SHED -- DAVE 309-721-7368	20240111	220 DICKSON CT	4		02/21/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: JAZLYN	20240127	2896 MCLELLAN BLVD	464	02/29/2024	
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ESTEBAN -- 630-392-5447	20240128	1212 SPRING ST	193		02/27/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240148	207 W ELIZABETH ST		02/29/2024	

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PERMIT TYPE SUMMARY:		ADD ADDITION			5		
		BSM BASEMENT REMODEL			18		
		CCO COMMERCIAL OCCUPANCY PERMIT			2		
		COM COMMERCIAL BUILDING			14		
		CRM COMMERCIAL REMODEL			15		
		DCK DECK			2		
		ELV ELEVATOR			2		
		FNC FENCE			13		
		FOU FOUNDATION			8		
		HVC HVAC UNIT/S			1		
		IGP IN-GROUND POOL			1		
		PLM PLUMBING REPAIR OR ALTERATION			1		
		PTO PATIO / PAVERS			1		
		ROF ROOFING			12		
		RS ROOFING & SIDING			2		
		SFA SINGLE-FAMILY ATTACHED			94		
		SFD SINGLE-FAMILY DETACHED			392		
		SHD SHED/ACCESSORY BUILDING			1		
		SID SIDING			2		
		SOL SOLAR PANELS			26		
		WIN WINDOW REPLACEMENT			2		
INSPECTION SUMMARY:		BG BASEMENT AND GARAGE FLOOR			3		
		BGS BASEMENT GARAGE STOOPS			1		
		BKF BACKFILL			14		
		BSM BASEMENT FLOOR			19		
		EFL ENGINEERING FINAL SITE			23		
		ELS ELECTRIC SERVICE			51		
		ESW SEWER / WATER			11		
		FEL FINAL ELECTRIC			39		
		FIN FINAL INSPECTION			50		
		FMC FINAL MECHANICAL			26		
		FOU FOUNDATION			18		
		FTG FOOTING			14		
		GAR GARAGE FLOOR			20		
		GPL GREEN PLATE INSPECTION			15		
		INS INSULATION			30		
		OCC OCCUPANCY INSPECTION			6		
		PHD POST HOLE - DECK			4		
		PHF POST HOLE - FENCE			12		
		PLF PLUMBING - FINAL OSR READY			28		
		PLR PLUMBING - ROUGH			32		
		PLU PLUMBING - UNDERSLAB			22		
		PPS PRE-POUR, SLAB ON GRADE			4		
		PWK PRIVATE WALKS			1		
		REI REINSPECTION			22		
		REL ROUGH ELECTRICAL			34		

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		RFR	ROUGH FRAMING	RESCHECK SFD SFA	32		
		RMC	ROUGH MECHANICAL		27		
		ROF	ROOF UNDERLAYMENT	ICE & WATER	12		
		STP	STOOPS		28		
		SUM	SUMP		2		
		WAT	WATER		4		
		WK	SERVICE WALK		10		
INSPECTOR SUMMARY:		BC	BOB CREADEUR		102		
		BF	B&F INSPECTOR CODE SERVICE		27		
		BKF	BRISTOL KENDALL FIRE DEPT		3		
		ED	ERIC DHUSE		14		
		GH	GINA HASTINGS		208		
		JB	JON BAUER		4		
		JP	JOHN PETRAGALLO		126		
		PBF	PLUMBER		89		
		PR	PETER RATOS		37		
		PW			4		
STATUS SUMMARY:	C	BC			13		
	C	BF			2		
	C	BKF			1		
	C	ED			1		
	C	GH			6		
	C	JP			10		
	C	PBF			3		
	C	PR			11		
	I	BC			80		
	I	BF			25		
	I	BKF			2		
	I	ED			3		
	I	GH			170		
	I	JP			100		
	I	PBF			70		
	I	PR			25		
	T	BC			9		
	T	ED			10		
	T	GH			32		
	T	JB			4		
	T	JP			15		
	T	PBF			16		
	T	PR			1		
	T	PW			4		
	V	JP			1		
REPORT SUMMARY:					614		



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #3

Tracking Number

EDC 2024-22

Agenda Item Summary Memo

Title: Property Maintenance Report for February 2024

Meeting and Date: Economic Development Committee – April 2, 2024

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date February 29, 2024
Subject: February Property Maintenance

Property Maintenance Report February 2024

There was 1 case heard in February 2024

02/05/2024

N 2710 N3849

664 W Veterans Pkwy

Unsafe Conditions

Liabile \$75



Case Report

2/1/2024 - 2/29/2024

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20240017	2/28/2024	622 Windett Ridge	Permit Violation	CLOSED		COMPLIANT					
20240016	2/26/2024	101 W Hydraulic Ave	Commencing Work W/O Permit	CLOSED							
20240015	2/23/2024	3121 Grande Trail	Commencing Work W/O Permit	IN VIOLATION							
20240014	2/21/2024	205 Jackson St	Fence Maintenance	IN VIOLATION							
20240013	2/14/2024	905 Stoney Creek	Property Line Dispute	CLOSED		COMPLIANT					
20240012	2/14/2024	801 Adrian	Property Line Dispute	CLOSED							
20240011	2/8/2024	507 W Kendall Dr Suite 1	Occupiable Work Spaces-Low Temperature	CLOSED		COMPLIANT					
20240010	2/6/2024	85 Crooked Creek	Garbage/Refuse	CLOSED		COMPLIANT					
20240009	2/5/2024	Claremont/Windett Ridge	Site Line Obstruction	CLOSED		COMPLIANT					
20240008	2/5/2024	1145 N Bridge	Smoke/Odor Concerns	CLOSED		COMPLIANT					
20240007	2/1/2024	928 N Bridge St	Commencing Work W/O Permit	CLOSED		COMPLIANT					

Total Records: 11

2/29/2024



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #4

Tracking Number

EDC 2024-23

Agenda Item Summary Memo

Title: Economic Development Report for March 2024

Meeting and Date: Economic Development Committee – April 2, 2024

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



651 Prairie Pointe Drive • Yorkville, Illinois • 60560
Phone 630-209-7151
Monthly Report – April 2024 EDC Meeting of the United City of Yorkville

March 2024 Activity New Development:

- **Triple T Express Car Wash -1981 S. Bridge Street – Fountain Village Development:** Local residents **Allison and Steve English** have applied for a building permit to construct a new free-standing tunnel car wash, just north of Walgreens. This will be the first car wash on Yorkville's "south-side". A tunnel car wash is automated car wash that uses belts to move a vehicle through a series of cleaning stations. They are hopeful to have this business open in late 2024.
- **Opal Banquets & New Hotel – 577 E Kendall Drive – Kendall Crossing:** Hotel owner **Sonny Shah** is preparing to apply for a building permit to complete his project at Kendall Crossing. The foundation for this building was made back in 2019. At this time, the plan includes a first-floor banquet center that will accommodate 450 guests, a small restaurant and bar that will be open to the public, a second-floor roof top bar, and 3 additional floors of hotel rooms. The hotel "flag" has not yet been disclosed. Construction will begin later this spring, with the goal of opening in summer of 2025.

March 2024 Previously Reported Updates:

- **Summers Plumbing Heating & Cooling – 724 E Veterans Parkway – The Heartland Center:** Yorkville High School graduate class of 1995 **Dave Vick** is very happy to be relocating and expanding to this new building that is under construction. Summers offers residential plumbing, heating and air conditioning services. They have 12 locations in the Midwest. It is an employee owned business. They will occupy 3,600 square feet of the 7,200 square feet. They are hoping to be in this location in summer 2024.
- **iBoba "The Bubble Shop" – 928 N Bridge Street – Walnut Plaza Center:** **Shiraz Hassan** and his partners are very excited to bring this popular boba tea drink shop to Yorkville. It is their fourth location in Chicagoland. Their passion for crafting exceptional bubble tea is also matched by their dedication to their customers. They source top-notch ingredients, and serve up an array of flavors to satisfy all cravings. They plan to be open in April or May 2024. You can learn more by visiting their website <https://www.ibobausa.com>
- **Association for Individual Development (AID) - 101 Saravanos Drive – Stagecoach Crossing:** AID has purchased a bigger building in Yorkville, and are moving all of their services to the new location in Stagecoach Crossing. The organization has outgrown their existing building, which is located at 708 N. Bridge Street. The new location was formerly the Morris Hospital Yorkville campus. There are some minor adjustments which be made to the new location, and it should be fully operational in April 2024. AID will be adding child and adolescent services in the new location.
- **Children's Courtyard – 708 E Veterans Parkway – Heartland Center:** Children's Courtyard is owned by the Learning Care Group, which is the second largest early education and childcare operator in the US. They have a total of 11 childcare center brands. Yorkville will be a Children's Courtyard, which specializes in offering an active learning experience. This building was formerly, The Heartland School. The new school will create 30 new jobs and serve approximately 170 students. The building will undergo a complete interior renovation, adding state of the art equipment, and upgrading of the playground. It will be open in the fall of 2024. You can learn more by visiting their website <https://www.childrenscourtyard.com>
- **Zoomies – 1581 Sycamore – Fox Hill Center:** **Lynn Beattie** is opening a doggie daycare, with light grooming such as nail trims and ear cleaning. Lynn is leasing a total of 3 units which make up 4,500 square feet in the center. One of the units, has NEVER been occupied. That specific unit will also become an area for boarding for dogs. Lynn has always loved dogs, and has 3 dogs of her own. She is passionate about creating a loving environment for dogs to thrive whether in daycare or overnight boarding. Business opened for doggie daycare on Wednesday, December 27th. The second phase (boarding) opened in March 2024.
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business who has this property under contract. While the property has been rezoned to B3. The site plan, and "special use" has been approved. QuikTrip is new to Illinois, but NOT a new company. It is a privately held company that was founded in 1958 and is based in Tulsa, Oklahoma. QuikTrip has grown to more than an \$11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Opening of Yorkville's QuikTrip is slotted for spring 2025.
- **Automotive Mechanic Shop – Lot 1 Fountain Village:** **Eleno Silva**, the owner of Martini Banquets, has purchased the lot immediately south of Ground Effects on Route 47. He has begun construction of a new single tenant 5,800 square foot building that will be the home to an auto mechanic shop. The name of the business will be disclosed at a late time. Construction is underway, and the business will open in spring 2024.
- **Gerber Collision & Glass - 1203 N. Bridge Street:** Gerber has submitted necessary plans and has applied for the building permits. They have also demolished the existing building, and will build an entirely new facility. It will take approximately 10 months to complete the project. Opening is planned for spring 2025. **Special thank you to "Gerber" for working with both BKFD (fire), and the Kendall County SRT Team (police). Both have been able to utilized the building prior to demo, for training.**
- **Continue working with a variety of other potential business owners.** There are a variety of parties doing due diligence on space to lease and buildings and land to purchase. Information will be forthcoming.

Respectfully submitted,

Lynn Dubajic Kellogg
651 Prairie Pointe Drive
Yorkville, IL 60560
lynn@dlkllc.com
630-209-7151 cell



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2024-24

Agenda Item Summary Memo

Title: PZC 2024-07 Kelaka, LLC (Annexation & Rezoning)

Meeting and Date: Economic Development Committee – April 2, 2024

Synopsis: Request for annexation and rezoning for future manufacturing land use.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

See attached memo.



To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: March 13, 2024
Subject: **PZC 2024-07 Kelaka, LLC (Green Door Nexus South)**
Annexation and Rezoning Requests

SUMMARY:

The petitioner/contract purchaser, Green Door Capital, and Kelaka, LLC, owner, are seeking to annex and rezone approximately 148-acres of unincorporated farmland. Generally located south of the Burlington Santa Fe railroad line, just southeast of Faxon Road, the property consists of two (2) parcels (#02-19-100-011 and 02-19-200-006). The petitioner is also requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District, contingent on approval of annexation by the City Council.



KELAKA, LLC ANNEXATION MAP

United City of Yorkville, Illinois

Date: March 12, 2024

File Location: I:\ARCGIS TEMPLATES\KELAKA, LLC ANNEXATION MAP



PROPERTY BACKGROUND:

The subject property is currently unincorporated and zoned A-1 Agriculture in Kendall County. Consisting of two (2) parcels, the largest parcel (approx. 191 acres) is irregularly shaped and the smaller parcel (approx. 0.78 acres) is a triangular piece located immediately west of an existing homestead. The subject property is currently utilized for farmland and a portion of the Rob Roy Creek runs through it. The parcels are also part of the Rob Roy Drainage District.

ANNEXATION REQUEST/CONTIGUITY:

As mentioned, the applicant seeks annexation of two (2) unincorporated parcels, #02-19-100-011 and 02-19-200-006, totaling approximately 148-acres for the purpose of constructing and operating a future industrial/data center land use. Contiguity of the subject parcels and Yorkville's current corporate boundary is established immediately south of the Burlington Northern Santa Fe railroad abutting the Lincoln Prairie Parcel and the recently annexed New Leaf southern parcel to the east. Both the Lincoln Prairie and New Leaf developments are unimproved but are entitled for industrial and agricultural/solar farm, respectively.

A draft annexation agreement has been provided for review and comment. **Staff recommends a Plat of Annexation be provided as an exhibit to the annexation agreement.** A public hearing for the proposed annexation is set for May 8, 2024 before the City Council.

REZONING REQUEST:

Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning within the M-2 General Manufacturing District for a proposed future industrial/data center. Data centers are defined as a facility comprised of networked computers, storage systems, and computing infrastructure which organizations use to assemble, process, store and disseminate data.

Table 10-3-12(B) Energy Industrial Uses of the United City of Yorkville's Unified Development Ordinance identifies data centers as a permitted land uses in the M-2 District. The Unified Development Ordinance also states specific standards for rezoning which all recommendation bodies will review. The petitioner has provided responses to the established standards for each of the criteria provided in the application.

To understand the impact of the proposed rezoning and future land use of the subject property, staff has prepared the following chart summarizing the current immediate surrounding zoning and land uses:

Zoning		Land Use
North	BNSF Rail Road	Transportation
	M-2 General Manufacturing	Green Door Nexus (Lincoln Prairie)
South	A-1 (Unincorporated Kendall County)	Agriculture/Undeveloped
East	R-2 Single Family (Whispering Meadows)	Agriculture/Undeveloped
	Rob Roy Creek	Residential/Tributary
	A-1 Agriculture District	Agriculture/New Leaf Solar
West	A-1 (Unincorporated Kendall County)	Residential/Agriculture

THE COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates the future land use for this property as Estate/Conservation Residential. The Estate/Conservation Residential (ECR) designation is generally intended for future neighborhood developments that promotes flexibility in residential design,

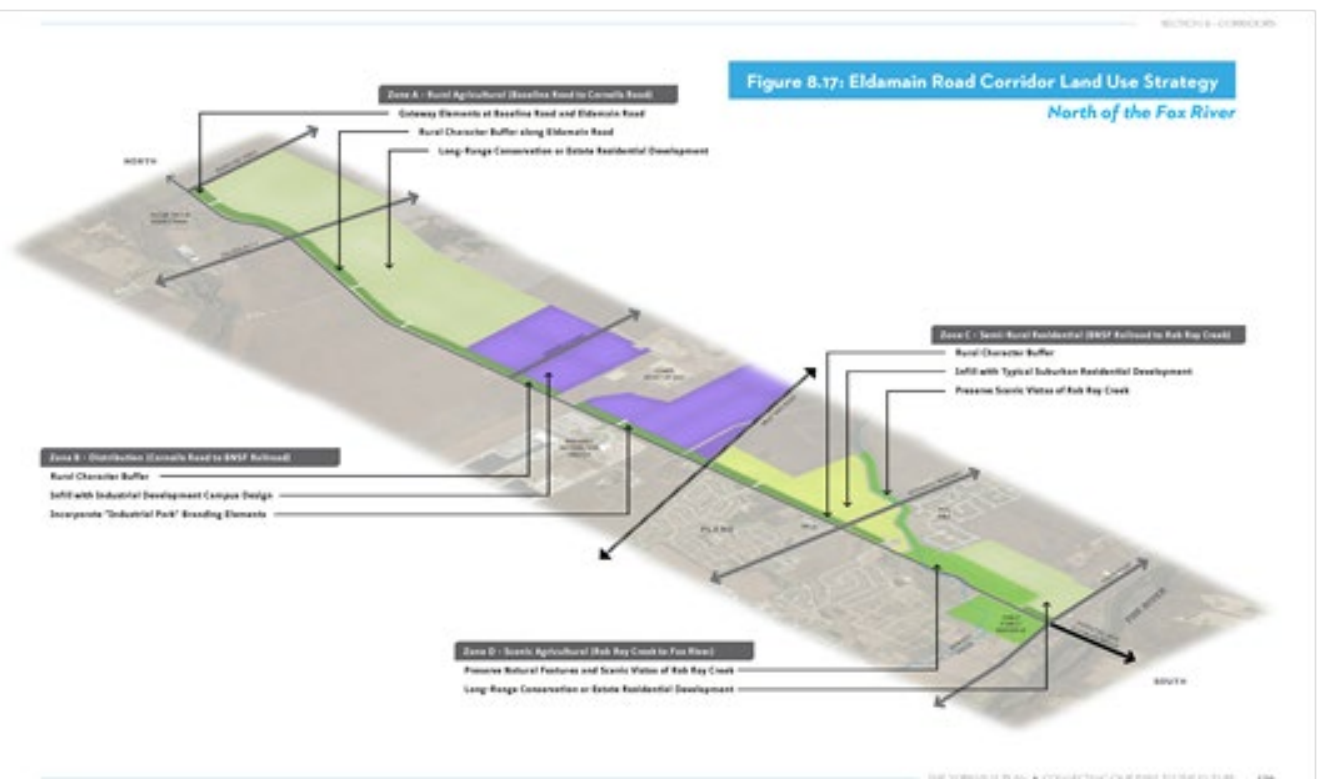
accommodates low density detached single family housing, and is sensitive to environmental and scenic features of the area.

The 2016 Comprehensive Plan utilized this land use designation as a “holding” classification for those areas, particularly on the outskirts or along the perimeter of the City’s corporate boundaries that lacked the public infrastructure to support the development of the land within the 10-year timeline of the plan.

While a data center and the requested M-2 General Manufacturing District is not consistent with the current future land use designation in the 2016 Comprehensive Plan Update, the parcels immediately north of the subject parcels are designated for “General Industrial” future land uses and planned for industrial development. General Industrial land uses accommodate a broad range of warehousing, manufacturing and energy/industrial land uses which are typically serviced by both rail and truck transportation located along identified industrial corridors such as Eldamain Road (see image below). If the annexation is approved by the City, an amendment will be required to the current comprehensive plan.



Figure 4.1 - Future Land Uses North of the Fox River



STAFF COMMENTS:

Staff is supportive of the request for annexation and rezoning approval as it would advance the Comprehensive Plan's future land use strategy of creating an Eldamain Road industrial corridor. This request is tentatively scheduled for a public hearing on May 8, 2024 for rezoning consideration before the Planning and Zoning Commission and a public hearing at the May 14, 2024 City Council meeting for the annexation agreement. Staff and the petitioner are seeking comments from the Economic Development Committee about the requests prior to these public hearings.

ATTACHMENTS:

1. Annexation Agreement Application
2. Rezoning Application
3. Public Hearing Notices



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

DATE: 1/31/2024	PZC NUMBER:	DEVELOPMENT NAME: Green Door Nexus South	
PETITIONER INFORMATION			
NAME: Matt Gilbert		COMPANY: Green Door Capital	
MAILING ADDRESS: 837 W Junior Ter			
CITY, STATE, ZIP: Chicago, IL 60613		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 312-622-8300	
EMAIL: matt@greendoorcapital.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Kelaka LLC			
IS THE PROPERTY OCCUPIED OR VACANT: Vacant with seasonal farming			
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: Dave, Jim & Joe Hamman			
PROPERTY STREET ADDRESS: South of Faxon Road, East of Eldamain Road, IL			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 148.56 acres of farmland lying South of Faxon Road, South of the BNSF railway and East of Eldamain Road in Yorkville, IL			
CURRENT ZONING CLASSIFICATION: Unincorporated Bristol Township			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: M-2			
EAST: Unincorporated Bristol Township			
SOUTH: Unincorporated Bristol Township			
WEST: Unincorporated Bristol Township			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-19-200-011	02-19-200-006		



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.

ATTORNEY INFORMATION

NAME: Kevin Kearney

COMPANY: Pedersen Houpt

MAILING ADDRESS: 161 N Clark St, Ste. 2700

CITY, STATE, ZIP: Chicago, IL 60601

TELEPHONE: 312-261-2291

EMAIL: kkearney@pedersenhaupt.com

FAX:

ENGINEER INFORMATION

NAME: TBD

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: David Lee

COMPANY: ASM Consultants, Inc.

MAILING ADDRESS: 16 E Wilson

CITY, STATE, ZIP: Batavia, IL 60510

TELEPHONE: 630-879-0200

EMAIL: advanced@advct.com

FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Petitioner must provide a written petition signed by a majority of the owners of record of land in the territory and also by a majority of the electors, if any, residing in the territory. Attach as a separate petition titled as "Exhibit C".



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

DocuSigned by:

Matthew Gilbert

2/9/2024

E3771CAA44E3444...

PETITIONER SIGNATURE

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

KELAKA LLC

James D. Hamman

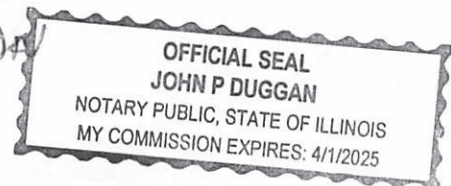
FEB 8, 2024

OWNER SIGNATURE JAMES D. HAMMAN
MANAGER

DATE

I, John P. Duggan, a Notary Public, hereby certify that JAMES D. HAMMAN, personally known by me to be a Manager of Owner KELAKA LLC, appeared before me and executed the Application for Annexation for the use and purposes wherein this Feb. 8, 2024

John P. Duggan
JOHN P. DUGGAN




**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**

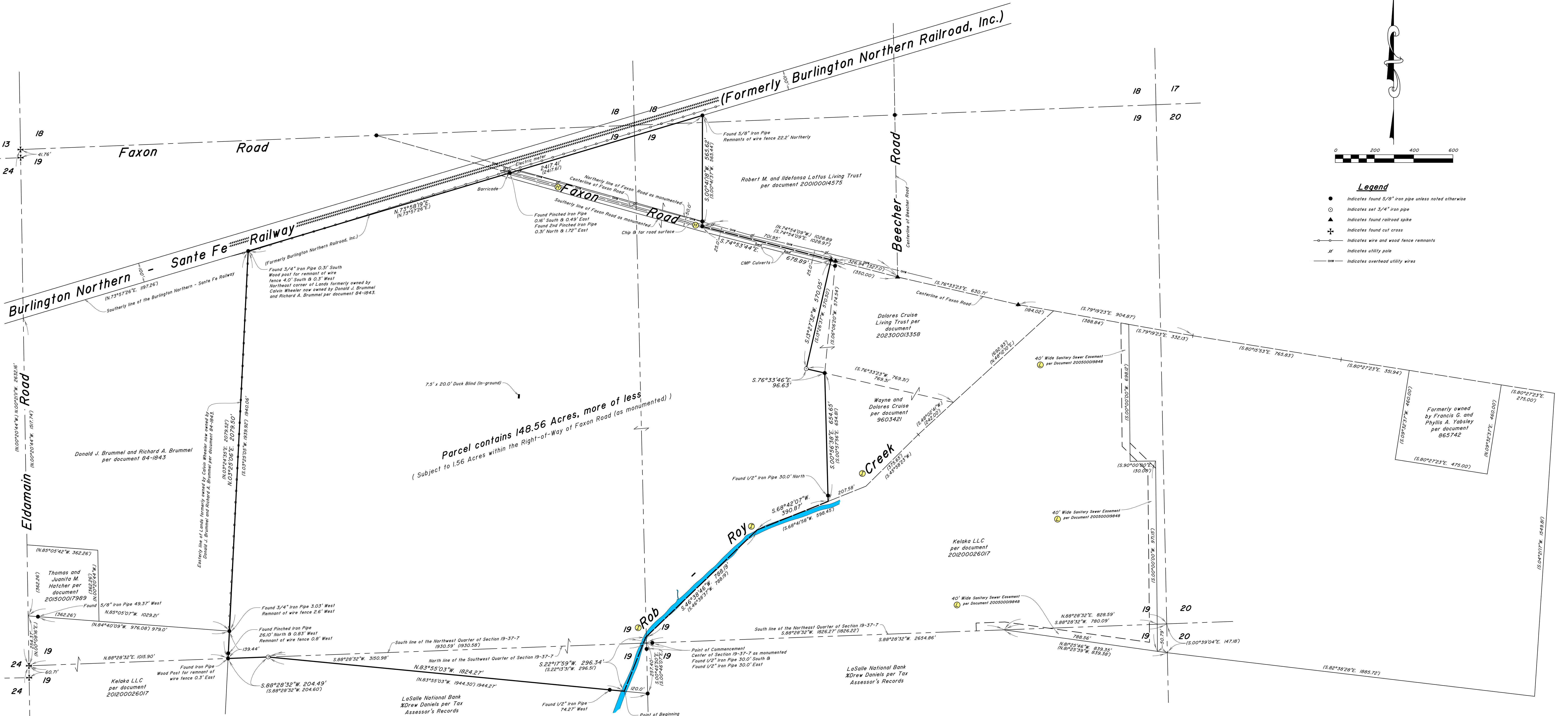


United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:		
<p>PETITIONER DEPOSIT ACCOUNT FUND:</p> <p>It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.</p>				
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY				
NAME: Matt Gilbert		COMPANY: Green Door Capital		
MAILING ADDRESS: 837 W Junior Ter				
CITY, STATE, ZIP: Chicago, IL 60613		TELEPHONE: 312-622-8300		
EMAIL: matt@greendoorcapital.com		FAX:		
<p>FINANCIALLY RESPONSIBLE PARTY:</p> <p>I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.</p>				
Matt Gilbert PRINT NAME		Manager TITLE		
 <small>DocuSigned by: E3771CAA44E3444...</small>		2/9/2024 DATE		
<small>SIGNATURE*</small>				
<p><i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i></p>				
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ENGINEERING DEPOSITS: Up to one (1) acre \$5,000 Over one (1) acre, but less than ten (10) acres \$10,000 Over ten (10) acres, but less than forty (40) acres \$15,000 Over forty (40) acres, but less than one hundred (100) \$20,000 In excess of one hundred (100.00) acres \$25,000 </td> <td style="width: 50%; vertical-align: top;"> LEGAL DEPOSITS: Less than two (2) acres \$1,000 Over two (2) acres, but less than ten (10) acres \$2,500 Over ten (10) acres \$5,000 </td> </tr> </table>			ENGINEERING DEPOSITS: Up to one (1) acre \$5,000 Over one (1) acre, but less than ten (10) acres \$10,000 Over ten (10) acres, but less than forty (40) acres \$15,000 Over forty (40) acres, but less than one hundred (100) \$20,000 In excess of one hundred (100.00) acres \$25,000	LEGAL DEPOSITS: Less than two (2) acres \$1,000 Over two (2) acres, but less than ten (10) acres \$2,500 Over ten (10) acres \$5,000
ENGINEERING DEPOSITS: Up to one (1) acre \$5,000 Over one (1) acre, but less than ten (10) acres \$10,000 Over ten (10) acres, but less than forty (40) acres \$15,000 Over forty (40) acres, but less than one hundred (100) \$20,000 In excess of one hundred (100.00) acres \$25,000	LEGAL DEPOSITS: Less than two (2) acres \$1,000 Over two (2) acres, but less than ten (10) acres \$2,500 Over ten (10) acres \$5,000			

ALTA/NSPS Land Title Survey
Part of Section 19-37-7
Bristol Township
Kendall County
Illinois



Title Commitment Reference:

This survey was prepared with the benefit of Fidelity National Title Insurance Company ALTA Commitment for Title Insurance, Commitment No. YK23003764, effective March 17, 2023.

Schedule B, Part II Exceptions: Items 1-9 are not survey related.

- D 10. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
E 11. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.
F 12. Terms of a Planned Unit Development and dedication agreement dated January 26, 1999 and recorded July 19, 1999 as Document 9910715 made by and between the United City of Yorkville, James Spitz and Arthur Sheridan and Associates, Ltd. (Affects Parcel 1)
M 13. Recapture fees contained in Recapture Agreement recorded September 11, 2003 as Document No. 200300032976 between Paul R. Dresden and the United City of Yorkville and First Amendment recorded August 3, 2006 as Document No. 200600023728. Subject to terms and conditions therein contained.
Note: Collateral Assignment of Recapture Agreement recorded March 25, 2011 as Document No.2010005288. (Affects Parcel 1)
N 14. Resolution No. 03-09 recorded June 30, 2003 as Document 2003000281850 providing public notice to interested persons regarding the future construction of an extension of Eldamain Road across the Fox River in Kendall County, Illinois. (Affects Parcel 1)
O 15. Plot of Right-of-Way for U.S. Route 34, Eldamain Road, Illinois Department of Transportation dated November 21, 2017 affecting the Southwest 1/4 of Section 19, Township 37 North, Range 7 East of the Third Principal Meridian, recorded November 21, 2017 as Document No. 201700018493. (Affects Parcel 1)
G 16. The land appears to fall within the boundaries of Drainage District No. 1, Bristol Township, and may be subject to assessments levied by said district. (Affects Parcel 2)
G 17. Rights of the public, the State of Illinois and the County of Kendall in and to that part of the land taken or used for road purposes, being that part thereof falling within Faxon Road, which runs along the northerly line of the Land.
(Affects Parcel 2)
J 18. Rights of the owners of adjoining and contiguous property through which Rob Roy Creek flows to have maintained the uninterrupted flow of the waters of said Rob Roy Creek. (Affects Parcel 2)
J 19. Rights of the Illinois Bell Telephone Company and the Commonwealth Edison Company in and to underground and overhead existing public utility facilities located within the southerly 1/2 of the Right of Way of Faxon Road and within the northerly 1/2 of the Right of Way of Faxon Road and as shown on a Plat of Survey made by American Surveying Consultants dated December, 1989 and revised February 16, 1990; also buried cables along the Right of Way as disclosed by a letter from the Illinois Bell Telephone Company dated February 15, 1990.
K 20. Lease made by Inland Land Appreciation Fund, L.P. to Hinsdale Nurseries, Inc. Dated November 21, 2000 and recorded January 8, 2001 as Document No. 2001000003000, demising the land for a term of years beginning December 1, 2000 and ending November 30, 2008, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.
Notes: we should be informed whether the aforesaid lease is terminated by its terms or is still in force and effect.
(Affects Parcel 2)
L 21. Grant of Sanitary Sewer Easement to the Yorkville-Bristol Sanitary District from Firstar Bank Illinois Trust No. 949 as Trustee under the provisions of a Trust Agreement dated October 23, 1989, dated June 23, 2005 and recorded July 14, 2005 as Document 200500019848, and the terms, provisions and conditions contained therein. For further particulars, see record. (Affects Parcel 2)

End of Schedule B, Part II

* Documents referred to in J 19 were not provided for this survey and as thus are not shown hereon.

ALTA/NSPS Table A Items included:

- Monuments found and set are shown hereon.
- Unimproved land on Faxon Road south of the Burlington Northern - Santa Fe Railway.
- The Flood Insurance Rate Map shows the properties described hereon as falling within Zone "X", according to Community Panel No. 170341 0040 G, Kendall County, found on FIRI Map No. 170300040G, Kendall County Illinois and incorporated areas, with a Effective Date of February 4, 2009. Zone "X" are Areas of Minimal Flood Hazard.
- Parcel contains 148.56 Acres, more or less (subject to 1.56 Acres within the Right-of-Way of Faxon Road, as monumented).
- See sheet 2 of 2 for topography.
- Substantial features observed are shown hereon.
- No identifiable parking spaces were observed.
- (1)(a) Evidence of underground utilities are shown on sheet 2 of 2.
- No remote measurements were used for this survey.

Legal Description:

That part of Section 19, Township 37 North, Range 7 East of the Third Principal Meridian, in Bristol Township, Kendall County, Illinois, described as follows: Commencing at the Center of said Section 19; thence South 00 Degrees 46 Minutes 07 Seconds East, along the quarter section line, a distance of 257.40 feet; thence North 83 Degrees 55 Minutes 03 Seconds West, 120.00 feet to the Point of Beginning; thence North 83 Degrees 55 Minutes 03 Seconds West, 1924.30 feet to a point on the north line of the Southwest Quarter of said Section 19, which is 1930.58 feet South 88 Degrees 28 Minutes 32 Seconds West from the Center of said Section 19; thence South 88 Degrees 28 Minutes 32 Seconds West along said north line, 204.49 feet; thence North 03 Degrees 24 Minutes 36 Seconds East, 2079.52 feet to the southerly Right-of-Way line of the Burlington Northern - Santa Fe Railway; thence North 73 Degrees 57 Minutes 26 Seconds East along said southerly Right-of-Way line, 2417.61 feet; thence South 00 Degrees 46 Minutes 32 Seconds West, 565.44 feet to the centerline of Faxon Road; thence South 74 Degrees 54 Minutes 09 Seconds East along the centerline, 678.89 feet to a point that is 350.00 feet North 74 Degrees 54 Minutes 09 Seconds West of the centerline of Beecher Road; thence South 13 Degrees 26 Minutes 37 Seconds West, 570.50 feet; thence South 76 Degrees 33 Minutes 23 Seconds East, 96.63 feet; thence South 00 Degrees 57 Minutes 56 Seconds East, 634.81 feet; thence South 68 Degrees 41 Minutes 38 Seconds West, 390.87 feet; thence South 46 Degrees 38 Minutes 37 Seconds West, 788.19 feet; thence South 22 Degrees 13 Minutes 31 Seconds West, 296.31 feet to the Point of Beginning.

Survey Notes:

This survey was prepared with the benefit of Fidelity National Title Insurance Company ALTA Commitment for Title Insurance Commitment No. YK23003764, effective March 17, 2023. Parcel 1 of this commitment was not part of this survey.

All distances are given in feet and decimal parts thereof.

Surveyor's Certificate:

Certification to: Fidelity National Title Insurance Company, Green Door Capital Investments, LLC and Keloka LLC

State of Illinois } This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, County of Kane } jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 9, 11(a) and 15 of Table A thereof. The field work was completed on December 20, 2023.

Dated at Batavia, Illinois, January 17, 2024

Preliminary

Illinois Professional Land Surveyor No. 035-2710

Advanced Surveying & Mapping

(Illinois Professional Design Firm No. 6014)

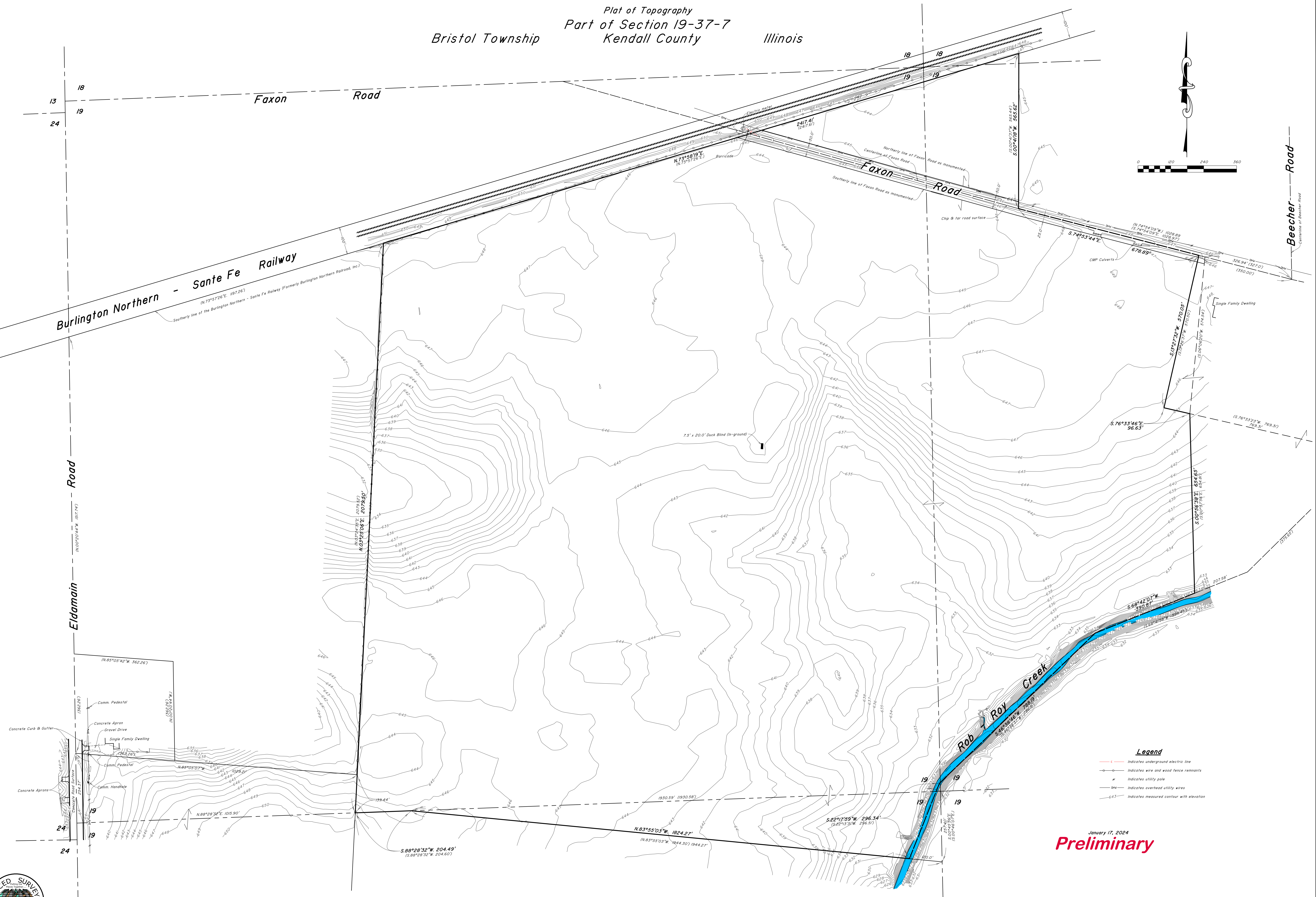
16 E. Wilson Street Batavia, Illinois 60510

(630) 879-0200



License Renewal/Date of Expiration = 1/30/2024

Plat of Topography
Part of Section 19-37-7
Bristol Township
Kendall County
Illinois



Legend

- Indicates underground electric line
- Indicates wire and wood fence remnants
- Indicates utility pole
- Indicates overhead utility wires
- Indicates measured contour with elevation

January 17, 2024
Preliminary



495023

1/17/2024 dl

New Legal Description:

That part of Section 19, Township 37 North, Range 7 East of the Third Principal Meridian, in Bristol Township, Kendall County, Illinois, described as follows:

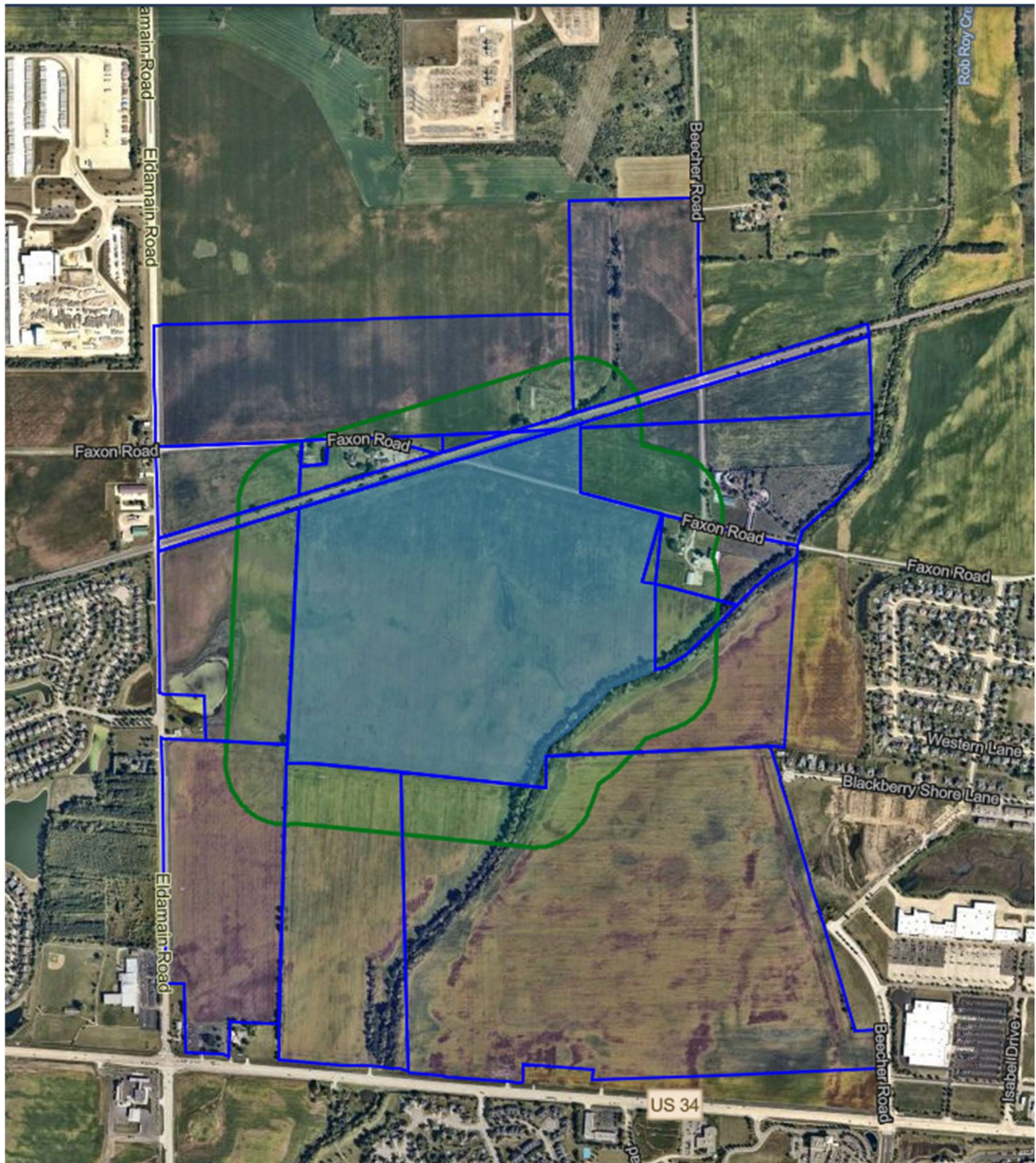
Commencing at the Center of said Section 19; thence South 00 Degrees 46 Minutes 07 Seconds East, along the quarter section line, a distance of 257.40 feet; thence North 83 Degrees 55 Minutes 03 Seconds West, 120.00 feet to the Point of Beginning; thence North 83 Degrees 55 Minutes 03 Seconds West, 1824.30 feet to a point on the north line of the Southwest Quarter of said Section 19, which is 1930.58 feet South 88 Degrees 28 Minutes 32 Seconds West from the Center of said Section 19; thence South 88 Degrees 28 Minutes 32 Seconds West along said north line, 204.49 feet; thence North 03 Degrees 24 Minutes 35 Seconds East, 2079.52 feet to the southerly Right-of-Way line of the Burlington Northern - Sante Fe Railway; thence North 73 Degrees 57 Minutes 26 Seconds East along said southerly Right-of-Way line, 2417.61 feet; thence South 00 Degrees 41 Minutes 37 Seconds West, 565.44 feet to the centerline of Faxon Road; thence South 74 Degrees 54 Minutes 09 Seconds East along the centerline, 678.89 feet to a point that is 350.00 feet North 74 Degrees 54 Minutes 09 Seconds West of the centerline of Beecher Road; thence South 13 Degrees 26 Minutes 37 Seconds West, 570.50 feet; thence South 76 Degrees 33 Minutes 23 Seconds East, 96.63 feet; thence South 00 Degrees 57 Minutes 56 Seconds East, 654.81 feet; thence South 68 Degrees 41 Minutes 58 Seconds West, 390.87 feet; thence South 46 Degrees 38 Minutes 37 Seconds West, 788.19 feet; thence South 22 Degrees 13 Minutes 31 Seconds West, 296.51 feet to the Point of Beginning.

Parcel contains 148.56 acres, more or less (subject to 1.56 Acres within the Right-of-Way of Faxon Road, as monumented).

YORKVILLE NEXUS LLC
BN&SF RAILWAY CO
YORKVILLE NEXUS LLC
DOLORES CRUISE LIV TRUST
ROBERT M & ILDEFONSA LIV TRUST LOFTUS
KELAKA LLC
YORKVILLE NEXUS LLC
PETER & CHERYL SCHMIT
MIGUEL & SANDRA E CAMACHO
BN&SF RAILWAY CO
% DREW DANIELS LASALLE NATIONAL BANK
DONALD J & RICHARD A BRUMMEL
ROBERT M & ILDEFONSA LIV TRUST LOFTUS
DOLORES CRUISE LIV TRUST
YORKVILLE NEXUS LLC
DONALD J & CAROL S HAMMAN
BRUMMEL FAMILY TRUST 4
% DREW DANIELS LASALLE NATIONAL BANL
KELAKA LLC

% GREEN DOOR CAPITAL INVESTMENTS LLC
PROPERTY TAX DEPARTMENT
% GREEN DOOR CAPITAL INVESTMENTS LLC
% CONNIE L MCMAHON
11159 FAXON RD
181 S LINCOLNWAY
% GREEN DOOR CAPITAL INVESTMENTS LLC
11800 FAXON RD
11728 FAXON RD
PROPERTY TAX DEPARTMENT
405 E. SHERIDAN RD
12340 FAXON RD
11159 FAXON RD
% CONNIE L MCMAHON
% GREEN DOOR CAPITAL INVESTMENTS LLC
13351 B FAXON RD
13349 C FAXON RD
405 E. SHERIDAN RD
181 S LINCOLNWAY

145 S WELLS ST STE 1800	CHICAGO, IL, 60606
PO BOX 961089	FORT WORTH, TX, 761610089
145 S WELLS ST STE 1800	CHICAGO, IL, 60606
2515 VERSAILLES AVE APT 105	NAPERVILLE, IL, 60540
	YORKVILLE, IL, 60560
	NORTH AURORA, IL, 60542
145 S WELLS ST STE 1800	CHICAGO, IL, 60606
	PLANO, IL, 60545
	PLANO, IL, 60545
PO BOX 961089	FORT WORTH, TX, 761610089
	LAKE BLUFF, IL, 60044
	PLANO, IL, 60545
	YORKVILLE, IL, 60560
2515 VERSAILLES AVE APT 105	NAPERVILLE, IL, 60540
145 S WELLS ST STE 1800	CHICAGO, IL, 60606
	PLANO, IL, 60545
	PLANO, IL, 60545
	LAKE BLUFF, IL, 60044
	NORTH AURORA, IL, 60542





United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

DATE: 1/31/2024	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: Matt Gilbert		COMPANY: Green Door Capital	
MAILING ADDRESS: 837 W Junior Ter			
CITY, STATE, ZIP: Chicago, IL 60613		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 312-622-8300	
EMAIL: matt@greendoorcapital.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Kelaka LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: Dave, Jim & Joe Hamman			
PROPERTY STREET ADDRESS: South of Faxon Road, Ease of Eldamain Road, IL			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 148.56 acres of farmland lying South of Faxon Road, South of the BNSF railway and East of Eldamain Road in Yorkville, IL			
CURRENT ZONING CLASSIFICATION: Unincorporated Bristol Township		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Industrial / Data Center		TOTAL ACREAGE: 148.56	
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: M-2			
EAST: Unincorporated Bristol Township			
SOUTH: Unincorporated Bristol Township			
WEST: Unincorporated Bristol Township			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-19-200-011	02-19-200-006		



United City of Yorkville
 800 Game Farm Road
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

APPLICATION FOR REZONING

ATTORNEY INFORMATION

NAME: Kevin Kearney COMPANY: Pedersen Houpt
 MAILING ADDRESS: 161 N Clark St, Ste. 2700
 CITY, STATE, ZIP: Chicago, IL 60601 TELEPHONE: 312-261-2291
 EMAIL: kkearney@pedersenhaupt.com FAX:

ENGINEER INFORMATION

NAME: TBD COMPANY:
 MAILING ADDRESS:
 CITY, STATE, ZIP: TELEPHONE:
 EMAIL: FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: David Lee COMPANY: ASM Consultants, Inc.
 MAILING ADDRESS: 16 E Wilson
 CITY, STATE, ZIP: Batavia, IL 60510 TELEPHONE: 630-879-0200
 EMAIL: advanced@advct.com FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".



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Yorkville, Illinois, 60560
Telephone: 630-553-4350
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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

N/A - currently in unincorporated Bristol Township, requesting to be annexed into Yorkville and rezoned M-2 per the 2016 Comprehensive Plan.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

N/A - currently in unincorporated Bristol Township, requesting to be annexed into Yorkville and rezoned M-2 per the 2016 Comprehensive Plan.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

None to our knowledge.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

None.



United City of Yorkville
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Yorkville, Illinois, 60560
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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

Subject property has been farmland in the past.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

Surrounding area to be developed as industrial / data center, this site should follow behind.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

See 2016 Comprehensive Plan update.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

The two development scenarios include industrial and data center development. Green Door has completed a traffic study to for the 280 acre development to the north. Both development scenarios would contemplate main traffic ingress/egress to the west on Eldamain Road. Beacher and Faxon Roads to north/east of Subject Site would be secondary/emergency access. Data Center would include significantly less traffic than even traffic study suggests.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

With no known hardship, the development would envision substantial construction jobs as well as long-term jobs, added local residence and substantial local business revenue increases.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The planned development is what was envisioned with the 2016 updated Comprehensive Plan for the United City of Yorkville.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

DocuSigned by:

Matthew Gilbert

E3771CAA44E3444...

2/9/2024

PETITIONER SIGNATURE

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

KELAKA LLC

by James D. Hamman
OWNER SIGNATURE *JAMES D HAMMAN,*
MANAGER

DATE

FEBRUARY 8, 2024

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**

*I am notary public certifying James D Hamman
as Manager of Kelaka LLC executed this
Application for Rezoning on Feb 8, 2024*

OFFICIAL SEAL
JOHN P DUGGAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 4/1/2025



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
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PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Matt Gilbert

COMPANY: Green Door Capital

MAILING ADDRESS: 837 W Junior Terrance

CITY, STATE, ZIP: Chicago, IL 60613

TELEPHONE: 312-622-8300

EMAIL: matt@greendoorcapital.com

FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Matt Gilbert

Manager

PRINT NAME DocuSigned by:

Matthew Gilbert

E3771CAA44E3444...

SIGNATURE*

TITLE

2/9/2024

DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

Up to one (1) acre	\$5,000
Over one (1) acre, but less than ten (10) acres	\$10,000
Over ten (10) acres, but less than forty (40) acres	\$15,000
Over forty (40) acres, but less than one hundred (100)	\$20,000
In excess of one hundred (100.00) acres	\$25,000

LEGAL DEPOSITS:

Less than two (2) acres	\$1,000
Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres	\$5,000

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-07**

NOTICE IS HEREBY GIVEN THAT Green Door Capital, petitioner/contract purchaser, and Kelaka, LLC, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property is generally located south of the Burlington Northern Santa Fe railroad line, southeast of Faxon Road. The petitioner is requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District (contingent on approval of annexation by the City Council) for a total of two (2) parcels, consisting of approximately 148.56 acres.

The legal description is as follows:

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1824.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTA FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 788.19 FEET; THENCE SOUTH 22 DEGREES 13 MINUTES 31 SECONDS WEST, 296.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 148.56 ACRES, MORE OR LESS (SUBJECT TO 1.56 ACRES WITHIN THE RIGHT-OF-WAY OF FAXON ROAD, AS MONUMENTED).

PINs: 02-19-100-011 and 02-19-200-006

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, May 8, 2024 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING ON AN ANNEXATION AGREEMENT
BEFORE
UNITED CITY OF YORKVILLE
CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT Green Door Capital, petitioner/contract purchaser, and Kelaka, LLC, owners, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting annexation pursuant to an annexation agreement of a tract of property into the City's municipal boundary. The property is generally located south of the Burlington Northern Santa Fe railroad line, southeast of Faxon Road. A total of two (2) parcels, consisting of approximately 148.56 acres, are proposed to be annexed pursuant to the annexation agreement. The land is currently undeveloped and used for farming. The purpose of this annexation is to allow for future industrial development on the property within City limits pursuant to the terms of that annexation agreement.

The legal description of the tract of property is as follows:

THAT PART OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 46 MINUTES 07 SECONDS EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 257.40 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 120.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 55 MINUTES 03 SECONDS WEST, 1824.30 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, WHICH IS 1930.58 FEET SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST FROM THE CENTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID NORTH LINE, 204.49 FEET; THENCE NORTH 03 DEGREES 24 MINUTES 35 SECONDS EAST, 2079.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN - SANTA FE RAILWAY; THENCE NORTH 73 DEGREES 57 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2417.61 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 37 SECONDS WEST, 565.44 FEET TO THE CENTERLINE OF FAXON ROAD; THENCE SOUTH 74 DEGREES 54 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE, 678.89 FEET TO A POINT THAT IS 350.00 FEET NORTH 74 DEGREES 54 MINUTES 09 SECONDS WEST OF THE CENTERLINE OF BEECHER ROAD; THENCE SOUTH 13 DEGREES 26 MINUTES 37 SECONDS WEST, 570.50 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 23 SECONDS EAST, 96.63 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 654.81 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 58 SECONDS WEST, 390.87 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 37 SECONDS WEST, 788.19 FEET; THENCE SOUTH 22 DEGREES 13 MINUTES 31 SECONDS WEST, 296.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 148.56 ACRES, MORE OR LESS (SUBJECT TO 1.56 ACRES WITHIN THE RIGHT-OF-WAY OF FAXON ROAD, AS MONUMENTED).

PINs: 02-19-100-011 and 02-19-200-006

NOTICE IS HEREWITH GIVEN THAT the City Council for the United City of Yorkville will conduct a Public Hearing for the purpose of considering and hearing testimony as to an ordinance authorizing the annexation to the City of the above-described tract of property on **Tuesday, May 14, 2024 at 7 p.m.**

at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560. An accurate map of the property proposed to be annexed to the City and form of the proposed annexation agreement are on file in the office of the Community Development Director.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND
City Clerk



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #6

Tracking Number

EDC 2024-25

Agenda Item Summary Memo

Title: PZC 2024-08 Hagemann Trust (Annexation & Rezoning)

Meeting and Date: Economic Development Committee – April 2, 2024

Synopsis: Request for annexation and rezoning for future manufacturing land use.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php



Memorandum

To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Planner I
Date: March 13, 2024
Subject: **PZC 2024-08 Hagemann Trust (Green Door Nexus North)**
Annexation and Rezoning Requests

SUMMARY:

The petitioner/contract purchaser, Green Door Capital, and Hagemann Family Trust, owner, are seeking to annex and rezone approximately 138-acres of unincorporated farmland. Generally located immediately east of Eldamain Road, north of Cornells Road, and west of West Beecher Road, the property consists of three (3) parcels (#02-07-100-011, 02-07-100-002, and 02-07-300-005). The petitioner is also requesting rezoning approval from R-1 Single-Family Suburban Residential District to M-2 General Manufacturing District, contingent on approval of annexation by the City Council.



HAGEMANN TRUST ANNEXATION MAP

United City of Yorkville, Illinois

Date: March 12, 2024

File Location: I:\ARCGIS TEMPLATES\HAGEMANN TRUST ANNEXATION MAP



PROPERTY BACKGROUND:

The subject property is currently unincorporated and zoned A-1 Agriculture in Kendall County. Consisting of three (3) rectangular parcels, the largest parcel, being approx. 69 acres and located in the center, surrounds two unincorporated residential parcels abutting Eldamain Road. The parcel to the north is approximately 35 acres and the southern parcel is roughly 33 acres. All three (3) parcels have frontage along Eldamain Road. The subject property is mainly utilized as cropland is also part of the Rob Roy Drainage District.

ANNEXATION REQUEST/CONTIGUITY:

As mentioned, the applicant seeks annexation of three (3) unincorporated parcels, #02-07-100-011, 02-07-100-002, and 02-07-300-005, totaling approximately 138-acres for the purpose of constructing and operating a future industrial/data center land use. Contiguity of the subject parcels and Yorkville's current corporate boundary is established immediately north of the Bright Farms development which is currently under construction with a planned use for an industrial lettuce farm.

A draft annexation agreement has been provided for review and comment. Staff recommends a Plat of Annexation be provided as an exhibit to the annexation agreement. A public hearing for the proposed annexation is set for May 8, 2024 before the City Council.

ELDAMAIN ROAD RECAPTURE:

In 2011, the City of Yorkville, City of Plano, and Kendall County entered into an intergovernmental agreement regarding the future reconstruction of Eldamain Road from Menards Distribution Center north to Galena Road (Ord. 2011-05). Kendall County agreed to bring Eldamain Road under its jurisdiction and made roadway improvements costing \$6,300,000 for that portion of the roadway. The three (3) governmental entities agreed to equally share the improvements cost which are to be paid through recapture agreements from future annexed properties with frontage along Eldamain Road.

Yorkville has approximately 11,290 lineal feet of frontage along Eldamain Road, and the estimated assessed fee per lineal foot for recapture is \$336.59, for a total of \$3.8 million. This total amount includes repayment of the city's \$1.7 million of cost-sharing obligations memorialized in the 2020 Yorkville/Plano boundary agreement and \$2.1 million share of the total County's reconstruction costs.

Below is an estimated amount each proposed annexed parcel is obligated to pay per the intergovernmental agreements:

<i>PARCEL</i>	<i>ESTIMATED FRONTAGE</i>	<i>ESTIMATED RECAPTURE</i>
<i>02-07-100-011</i>	~ 1,413 linear feet	\$475,601.67
<i>02-07-100-002</i>	~ 601 linear feet	\$202,290.59
<i>02-07-300-005</i>	~ 937 linear feet	\$315,384.83
<i>TOTAL</i>	~ 2,951 linear feet	\$993,277.09

REZONING REQUEST:

Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning within the M-2 General Manufacturing District for a proposed future industrial/data center. Data centers are defined as a facility comprised of networked computers, storage systems, and computing infrastructure which organizations use to assemble, process, store and disseminate data.

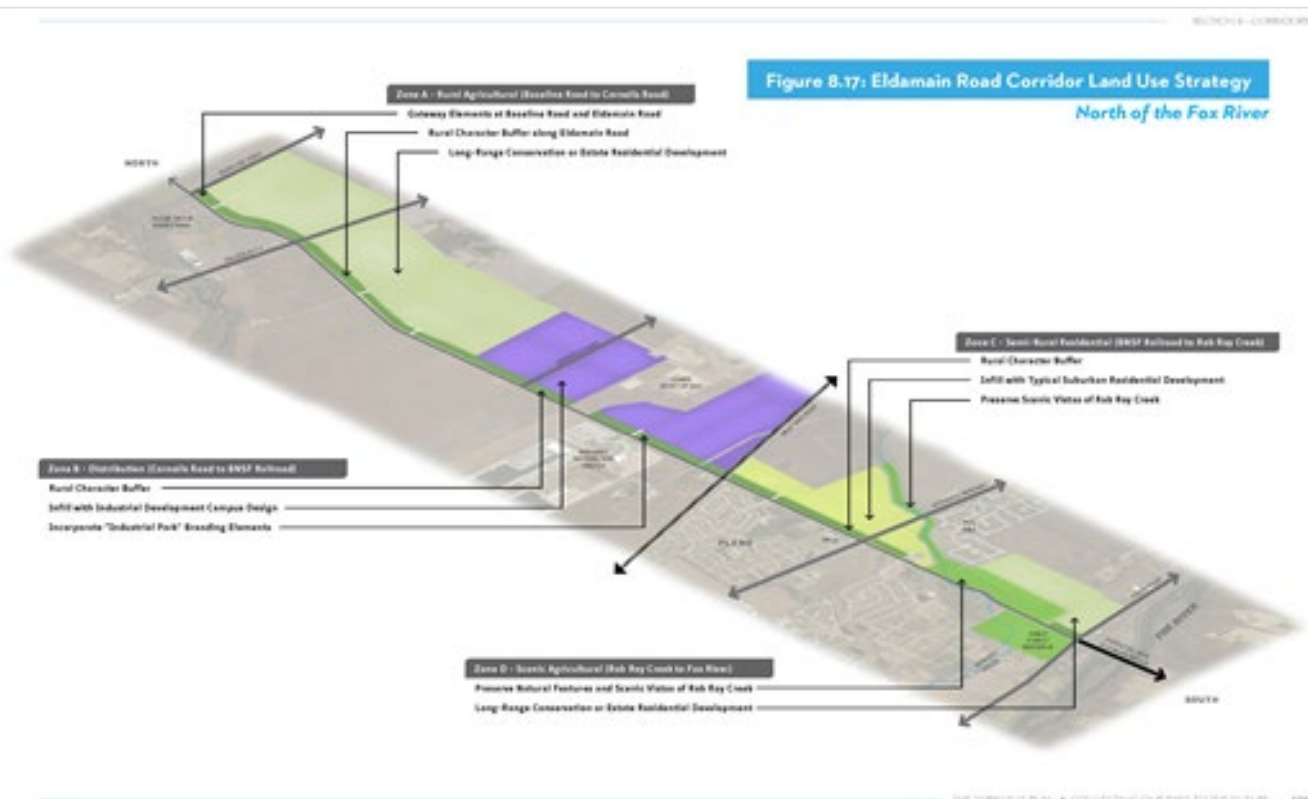
Table 10-3-12(B) Energy Industrial Uses of the United City of Yorkville’s Unified Development Ordinance identifies data centers as a permitted land uses in the M-2 District. The Unified Development Ordinance also states specific standards for rezoning which all recommendation bodies will review. The petitioner has provided responses to the established standards for each of the criteria provided in the application.

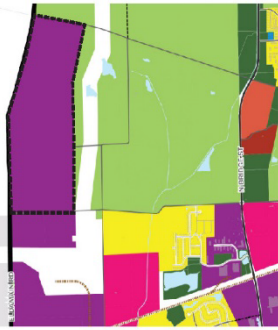
To understand the impact of the proposed rezoning and future land use of the subject property, staff has prepared the following chart summarizing the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	A-1 (Unincorporated Kendall County)	Agriculture
	M-1 Limited Manufacturing (Unincorporated Kendall County)	Jet’s Towing/Repair/Truck Storage
South	M-1 Limited Manufacturing	Bright Farms
	M-2 General Manufacturing	
East	A-1 Agriculture District	Agriculture/Undeveloped
West	A-1/R-1 Residential (Unincorporated Kendall County)	Agriculture/Residential Transportation Land Use
	Eldamain Road	

THE COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates the future land use for this property as General Industrial. The General Industrial (GI) designation is generally intended for a broad range of warehousing and manufacturing served by both rail and truck, particularly along the Eldamain Corridor. In 2019 this area of the Comprehensive Plan was redesignated from Estate/Conservation Residential (ERC) to General Industrial (GI) based upon the roadway improvements to Eldamain Road. A data center and the requested M-2 General Manufacturing District is consistent with the current future land use designation in the 2016 Comprehensive Plan Update.





ELDAMAIN ROAD CORRIDOR

New Future Land Use Designation: General Industrial

Summary:

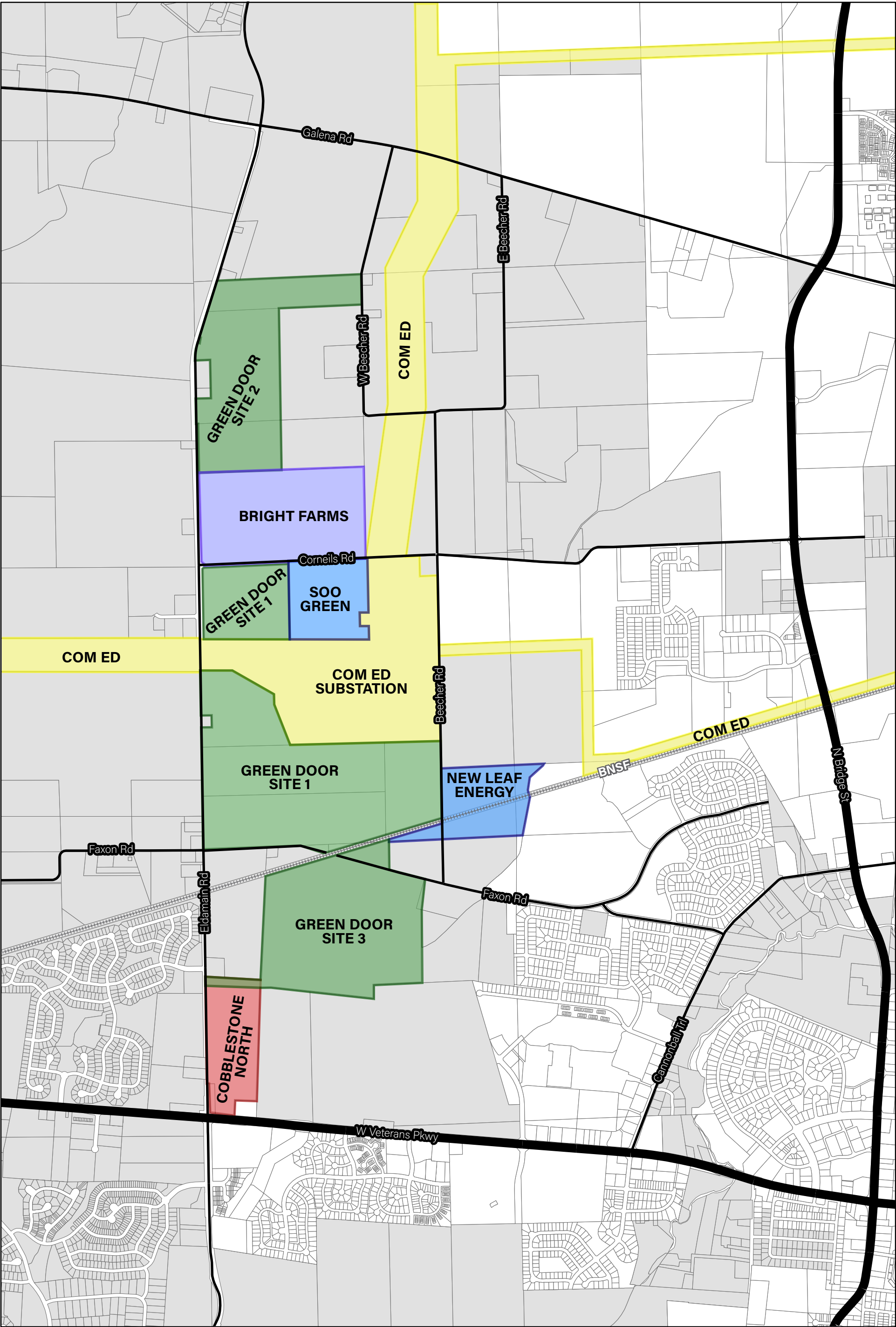
In 2019, the Illinois Department of Transportation announced that \$45 million in funds for the construction of the Eldamain Road bridge over the Fox River was allocated in their multiyear plan. The city was contacted by Kendall County asking us to revisit the comprehensive plan's future land use designation for the Eldamain Road corridor to align with the Kendall County Land Resource Management Plan. Yorkville's future land use designation for this area is "Estate/Conservation Residential" which is intended to provide flexibility for residential design of large lot single-family homes or clustering of home with most of the development dedicated for conservation or green space area. However, Kendall County's Land Resource Management Plan (LRMP) identifies this area's future land use as "Mixed Use Business.". The Mixed-Use Business category would include offices, warehouses, highway-oriented commercial businesses and light industrial. To better align the potential future land uses in this region, the "General Industrial" is more appropriate given the new funding for infrastructure in the area.

STAFF COMMENTS:

Staff is supportive of the request for annexation and rezoning approval as it would advance the Comprehensive Plan's future land use strategy of creating an Eldamain Road industrial corridor. This request is tentatively scheduled for a public hearing on May 8, 2024 for rezoning consideration before the Planning and Zoning Commission and a public hearing at the May 14, 2024 City Council meeting for the annexation agreement. Staff and the petitioner are seeking comments from the Economic Development Committee about the requests prior to these public hearings.

ATTACHMENTS:

1. Ord. 2011-05 Yorkville/Plano/Kendall County IGA re: Eldamain Road Improvements
2. Ord. 2020-07 Yorkville/Plano Boundary Agreement
3. Annexation Agreement Application
4. Rezoning Application
5. Public Hearing Notices



ELDAMAIN CORRIDOR DEVELOPMENTS





Engineering Enterprises

52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

DATE:	MARCH 2024
PROJECT NO.:	YO2304
BY:	MJT
PATH:	H:\GIS\PUBLIC\YORKVILLE\2304\
FILE:	YO2304- Hagemann Annexation Location.mxd

HAGEMANN ANNEXATION LOCATION MAP



**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH
KENDALL COUNTY AND THE CITY OF PLANO
GOVERNING THE RECONSTRUCTION OF ELDAMAIN ROAD**

WHEREAS, the United City of Yorkville is a duly organized, and validly existing non home-rule municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois; and,

WHEREAS, Kendall County, the United City of Yorkville and the City of Plano are “public agencies” within the meaning of the Intergovernmental Cooperation Act (5 ILCS 220/1, *et seq.*) and have authority to exercise, combine and transfer their powers, functions and authority jointly with each other as public agencies; and,

WHEREAS, Kendall County, the United City of Yorkville and the City of Plano are “units of local government” within the context of Section 10 of Article VII, of the Illinois Constitution of 1970 and have the authority to obtain or share services, and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance; and,

WHEREAS, Kendall County, the United City of Yorkville and the City of Plano are authorized pursuant to the above authority to enter into an intergovernmental agreement for the reconstruction, financing, and recapturing of costs for the improvements to Eldamain Road which is under the jurisdiction of Kendall County.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. The Corporate Authorities of the United City of Yorkville hereby find as facts all of the recitals in the preamble of this Ordinance and incorporate them as though fully set forth herein.

Section 2. That the agreement between Kendall County, the City of Plano, and the United City of Yorkville entitled, *Intergovernmental Agreement Between Kendall County, City of Plano and City of Yorkville, An Agreement Governing the Reconstruction of Eldamain Road from Menards to Galena Road*, (“Intergovernmental Agreement”) a copy of which is attached hereto and incorporated herein as Exhibit A, is hereby approved.

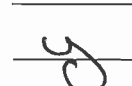
Section 3. That the Mayor and City Clerk are hereby authorized to execute and deliver said Intergovernmental Agreement.


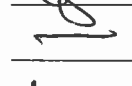


Section 4. That the officials, officers, and employees of the United City of Yorkville are hereby authorized to take such further actions as are necessary to carry out the intent and purpose of this Ordinance and the Intergovernmental Agreement.

Section 5. This Ordinance shall be in full force and effect upon passage, approval, and publication as provided by law.


Passed by the City Council of the United City of Yorkville, Kendall County,
Illinois this 8 day of February, A.D. 2011.


CITY CLERK

ROBYN SUTCLIFF 
ARDEN JOE PLOCHER 
GARY GOLINSKI 
ROSE SPEARS 

DIANE TEELING 
WALLY WERDERICH 
MARTY MUNNS 
GEORGE GILSON, JR. 

Approved by me, as Mayor of the United City of Yorkville, Kendall County,
Illinois, this 22 day of FEBRUARY, A.D. 2011.


MAYOR

16AM 11-07

INTERGOVERNMENTAL AGREEMENT

BETWEEN

KENDALL COUNTY, CITY OF PLANO AND CITY OF YORKVILLE

An agreement governing the reconstruction of Eldamain Road from Menards to Galena Road

WHEREAS, Kendall County, the City of Plano, and the City of Yorkville are all units of local government authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220 et seq. and the Illinois Constitution Article VII Sec. 10, and;

WHEREAS, Kendall County, hereinafter referred to as County, has jurisdiction over Eldamain Road for its entirety, and;

WHEREAS, the County seeks to make certain improvements to Eldamain Road from the Menards Distribution Center north to Galena Road to address the growing capacity needs of the roadway, improve public safety and stimulate the economies of local municipalities, and;

WHEREAS, specific improvements for the proposed roadway include the construction of one lane of concrete pavement in each direction, all appropriate turning lanes, paved shoulders, a raised grass median, pavement markings and all other appurtenances necessary to complete the reconstruction of the roadway in accordance with County specifications, and;

WHEREAS, the City of Plano, hereinafter referred to as Plano, has corporate boundaries lying immediately adjacent to and West of the centerline of Eldamain Road; and City of Yorkville, hereinafter referred to as Yorkville, has corporate boundaries lying immediately adjacent to and East of the centerline of Eldamain Road, and;

WHEREAS, both Plano and Yorkville share the vision of the County to make improvements to Eldamain Road from the Menards Distribution Center to Galena Road for reasons aforesaid, and;

WHEREAS, said agencies desire to codify the terms of agreement as they relate to the cost of the project, the recapture of fees, the timing of repayment of fees and expenses, the dedication of necessary rights-of-way, the cost of engineering and any and all other items expressly identified and contained herein.

NOW, THEREFORE, in consideration of the mutual promises, obligations and undertakings set forth herein, the parties mutually agree as follows:

1. The above recitals are incorporated herein by reference.
2. The County will prepare or cause to be prepared all documents related to the reconstruction of Eldamain Road from the Menards Distribution Center north to Galena Road, including, but not limited to, engineering plans, specifications, estimates, contracts, bonds, and certificates of insurance, as well as all documentation required for accurate payment of all contractors and subcontractors working on the

project under the terms and conditions of the contract, identified by the County as Section 07-00096-00-RP, at no cost to Plano and Yorkville.

3. The County will acquire necessary rights-of-way for the project, identified as Section 07-00096-00-RP, at no cost to Plano and Yorkville. Plano and Yorkville shall be responsible for acquiring rights of way for future improvements as set forth in paragraph 11 below.
4. As lead agency, the County will cause the reconstruction of Eldamain Road to be completed in a timely manner, and will make payment(s) to those performing the work in accordance with the contract documents.
5. The parties mutually agree that the estimated cost to improve Eldamain Road is \$6.3 million. Said costs shall be divided and assessed equally between the County, Plano and Yorkville, with the municipal shares being assessed per lineal foot of frontage along Eldamain Road. It is the understanding of all parties hereto that the Municipal Corporations, Plano and Yorkville, will not be responsible to directly pay said fees, but shall collect fees pursuant to recapture agreements as permitted by law in any applicable annexation agreement from future municipal developments, and upon receipt of such fees from developers shall turn over those fees to the County as a recapture of costs for construction of the roadway.
6. The City of Plano and the United City of Yorkville have heretofore entered into a Boundary Agreement between the United City of Yorkville, Illinois, and the City of Plano, Illinois, a copy of which has heretofore been filed for record in the Office of the Recorder of Deeds of Kendall County as Document Number 200100005727 and Document Number 200500008114. Said Agreement between the cities provides, at Paragraph 7, for a cost sharing for future improvements to Eldamain Road.
7. Pursuant to the terms of Paragraph 7 of the Boundary Agreement, the City of Plano has already expended the sum of \$3,400,000.00 for improvements to Eldamain Road. The obligation of the City of Plano to contribute further to the costs to improve Eldamain Road contemplated by the Agreement shall not occur until such time as the United City of Yorkville has contributed from recapture fees not less than \$3,400,000.00 to the project as set forth in the following Paragraphs of this Agreement.
8. Based upon current estimates, the City of Plano's share of the costs of the project will be \$2,100,000.00 (1/3rd of \$6,300,000.00). Accordingly, based upon current estimates of cost, the contribution to be collected by the City of Plano will be in the sum of \$400,000.00.
9. Based upon current estimates, the share of the cost to be recaptured by the United City of Yorkville shall be assessed at \$336.59 per lineal foot of frontage on the East side of Eldamain Road (11,290.00 lineal feet) and that the share of the cost to be recaptured by the City of Plano shall be assessed at \$34.85 per lineal foot along the West side of Eldamain Road (11,468 lineal feet), and shall be paid to the County under the following terms. Plano agrees to make every reasonable effort to assess through recapture and collect not less than \$34.85 per lineal foot and Yorkville agrees

to make every reasonable effort to assess through recapture and collect not less than \$336.59 per lineal foot from all developments in each respective community that have frontage on Eldamain Road between Menards Distribution Center and Galena Road, excluding those properties that have existing annexation agreements approved as of the date of the signing of this instrument. Collected fees shall be paid to the County not more than 180 days after recording of the final plat for any and all municipal developments that have frontage on Eldamain Road.

10. Upon completion of the improvements and the finalization of the computation of the costs of the project, the parties agree to execute an Amendment to this Agreement incorporating the final "AS BUILT" costs and adjusting, based upon final "AS BUILT" costs, the allocations set forth above.
11. In order to accommodate future multi-lane improvements, Plano and Yorkville also agree to use their best efforts to acquire from all future developed properties with frontage along Eldamain Road and to grant to the County of Kendall, at no costs to the Cities, not less than 60' nor more than 75' of road right-of-way, measured from the centerline of Eldamain Road to the right-of-way line, along the entire frontage of all developed properties that have frontage along Eldamain Road, at the time of annexation or platting of said developing properties. The exact width of right-of-way required shall be designated by the County Engineer of Kendall County.
12. In the event federal stimulus funds, or any other federal or state grant funds are allocated for the reconstruction of Eldamain Road, Section 07-00096-00-RP, the municipal share of recapture costs, identified above, shall be reduced proportionally for both Plano and Yorkville. Specifically, recapture costs per lineal foot shall be reduced to equal the following: Yorkville: $[1 - \text{Grant Funds} / \$6.3 \text{ million}] \times \336.59 ; Plano: $[1 - \text{Grant Funds} / \$6.3 \text{ million}] \times \34.85 .
13. This Agreement is executed in triplicate and each party shall retain one completely executed copy, each of which is deemed an original.
14. This Agreement represents the entire agreement between the parties and there are no other promises or conditions in any other agreement whether written or oral. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by all parties.
15. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provisions of this agreement is invalid or unenforceable, but that by limiting such provision it becomes valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
16. This agreement shall be in full force and effect for a period of 20 years from the date of execution of the agreement.
17. This Agreement may be terminated only by mutual consent of all of the parties acknowledged in writing.

IN WITNESS WHEREOF, the parties mutually agree to the terms and conditions contained herein.

FOR THE COUNTY

ATTEST

NAME John Purcell
TITLE County Board Chair
SIGNATURE JPR
DATE 3/15/11

Debbie Gillette
County Clerk
Debbie Gillette
3/15/11

SEAL

FOR THE CITY OF PLANO

ATTEST

NAME Robert Hausler
TITLE Mayor of Plano
SIGNATURE Robert Hausler
DATE 2-28-2011

Deanna Brown
City Clerk
Deanna Brown
3-2-11

SEAL

FOR THE CITY OF YORKVILLE

ATTEST

NAME Valerie Burd
TITLE Mayor of Yorkville
SIGNATURE Valerie Burd
DATE 2/22/2011

Jacquelyn Milschewski
City Clerk
Jacquelyn Milschewski
2-8-2011

SEAL

**UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

ORDINANCE NO. 2020-07

**AN ORDINANCE AUTHORIZING A JURISDICTIONAL BOUNDARY LINE
AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE
AND THE CITY OF PLANO**

**Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 11th day of February, 2020**

**Prepared by and Return to:
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560**

**Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on February 27, 2020.**

Ordinance No. 2020-07

AN ORDINANCE AUTHORIZING A JURISDICTIONAL BOUNDARY LINE AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE AND THE CITY OF PLANO

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the constitution of the State of Illinois of 1970 and the laws of the State of Illinois; and,

WHEREAS, there is unincorporated territory lying between the City and the City of Plano (“Plano”) that was the subject of a previous Jurisdictional Boundary Line Agreement (“Boundary Agreement”) entered into between the City and Plano and it is the desire of each to update and extend the terms of that Boundary Agreement for an additional twenty years; and,

WHEREAS, the Section 11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9) provides for the entering into jurisdictional boundary line agreements after notice and hearing; and,

WHEREAS, The City and Plano have negotiated a new Boundary Agreement to establish a jurisdictional boundary line in order to enable each municipality to plan the orderly growth and development of their communities by the exercise of their planning, annexation, zoning and subdivision authority on its side of the boundary line.

NOW THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the United City of Yorkville, Kendall County, State of Illinois, as follows:

Section 1: That the *JURISDICTIONAL BOUNDARY LINE AGREEMENT BETWEEN CITY OF PLANO AND THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS*, between the United City of Yorkville and the City of Plano, a copy of which is attached hereto and made a part hereof as Exhibit A, be and the same is hereby approved and the Mayor and City Clerk be and are hereby authorized and directed to execute the Agreement on behalf of the United City of Yorkville.

Section 2: This Ordinance shall be in full force and effect upon its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 11th day of February, 2020.


CITY CLERK

KEN KOCH	<u>AYE</u>	DAN TRANSIER	<u>AYE</u>
JACKIE MILSCHEWSKI	<u>AYE</u>	ARDEN JOE PLOCHER	<u>AYE</u>
CHRIS FUNKHOUSER	<u>AYE</u>	JOEL FRIEDERS	<u>AYE</u>
SEAVAR TARULIS	<u>AYE</u>	JASON PETERSON	<u>AYE</u>

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this

27th day of FEBRUARY, 2020.



MAYOR



STATE OF ILLINOIS)
)ss
COUNTY OF KENDALL)

202000003330

DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL

RECORDED: 3/4/2020 10:41 AM
AGR: 57.00 RHSPS FEE: 10.00
PAGES: 10

THIS IS A COVER PAGE
FOR RECORDING PURPOSES ONLY

JURISDICTIONAL BOUNDARY LINE AGREEMENT
BETWEEN THE CITY OF PLANO AND
THE UNITED CITY OF YORKVILLE,
KENDALL COUNTY, ILLINOIS

Prepared by and Return to:

United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Above Space for Recorder's Use Only

**JURISDICTIONAL BOUNDARY LINE AGREEMENT BETWEEN THE CITY OF
PLANO AND THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS**

This Jurisdictional Boundary Line Agreement by and between the City of Plano, Kendall County, Illinois a non-home rule municipal corporation ("*Plano*") by virtue of the laws of the State of Illinois, and the United City of Yorkville, Kendall County, Illinois a non-home rule municipal corporation ("*Yorkville*") by virtue of the laws of the State of Illinois dated this 27th day of FEBRUARY, ~~2019~~
2020.

WITNESSETH:

WHEREAS, Plano and Yorkville recognize that the unincorporated lands lying between their current municipal boundaries provide unusual growth opportunities for their respective communities; and,

WHEREAS, Plano and Yorkville are aware of the fact that the opportunities for development in said unincorporated area will be accompanied by increased demands for transportation services, governmental police power services, utilities services, and other municipal services and the resulting financial commitments to meet such additional services; and,

WHEREAS, in order to plan for the demands which occur with development, Plano and Yorkville entered into a Jurisdictional Boundary Line Agreement in 1999 which established an agreed "*Jurisdictional Boundary Line*" between the cities and included such other measures as deemed to be in the best interests of their respective communities; and,

WHEREAS, the Corporate Authorities of Plano and Yorkville desire to extend its Jurisdictional Boundary Line Agreement as hereinafter set forth, in order to provide for the orderly development of the unincorporated areas lying between their municipalities and continue the spirit of cooperation between both communities which has existed since 1999; and,

WHEREAS, Plano and Yorkville further recognize that planning for the development of the unincorporated land lying between their municipal boundaries must include provisions for open space preservation, flood control, population density, joint operation of public facilities, ecological and economic impact, and multi-purpose uses; and,

WHEREAS, Plano and Yorkville and their respective citizens may be affected by potential development and the issues development presents and therefore believe it to be in their best interest that municipal boundaries and areas of municipal authority between their respective municipalities be established in order to plan effectively and efficiently for development between their communities and the conservation of the available resources for their respective residents without influences from developers or political factions; and,

WHEREAS, Plano and Yorkville have authorized, by ordinance, the execution of this Agreement as an exercise of their intergovernmental cooperation authority under the Constitution of the State of Illinois, and pursuant to the terms and provisions of Section 5/11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9).

NOW, THEREFORE, upon the consideration of the mutual promises contained herein and upon the further consideration of the recitals hereinabove set forth, it is hereby agreed between Plano and Yorkville as follows:

1. That Plano shall have jurisdiction west of a certain boundary line and Yorkville shall have jurisdiction east of a certain boundary line as depicted on the map attached hereto as Exhibit A (the "*Jurisdictional Boundary Line*") and legally described on Exhibit B, which is attached hereto, both of which are incorporated herein. In the event of a variance in the legal description and the boundary map, the legal description shall take precedence. During the term of this Agreement, each municipality agrees to the immediate disconnection and shall not object to the disconnection of such territory which may lay beyond the Jurisdictional Boundary Line as described on *Exhibits A and B*, whether said disconnection be by petition of the land owner, court action or otherwise.

2. Plano and Yorkville agree not to annex, zone or perform any other act as authorized by law involving territory lying within the jurisdiction of the other municipality.

3. In the event that Plano or Yorkville is better able to provide municipal water or sewer service to a particular parcel of land lying outside its City limits, and annexed or to be annexed to the other City (as to Plano, a parcel lying West of the Jurisdictional Boundary Line, and as to Yorkville, a parcel lying East of the Jurisdictional Boundary Line), the municipality better able to provide service, shall not refuse service simply because the parcel is not within its City limits and shall not require annexation, but shall, subject to availability and capacity, allow connection to and service from its utility system, subject at all times to the ordinances, fees and charges (uniformly applied) applicable to the providing of service to lands outside of the municipality.

4. The Jurisdictional Boundary Line between Plano and Yorkville, for municipal government planning, subdivision control and municipal purposes shall be as described in Exhibits A and B and all future annexations by the corporate authorities of both Cities shall be adopted in conformance with the provisions of this Agreement.

5. Except by agreement as to utility service as provided in Paragraph 3 of this Agreement and except upon the subsequent joint written agreement, duly authorized by the Corporate Authorities of both Cities, Plano and Yorkville hereby agree that they shall not act to annex or exercise any zoning authority or subdivision control authority beyond the Jurisdictional Boundary Line as established in this Agreement; provided, however, it is understood that this Agreement shall not be construed so as to limit or adversely affect the right of either municipality to file a statutory objection to proposed rezoning or proposed land use within one and one-half (1 ½) miles of its corporate limits. Each City further agrees that it will actively oppose any attempt to effectuate an involuntary annexation to its respective municipality which annexation would have the effect of changing the Jurisdictional Boundary Line established under this Agreement.

6. Plano and Yorkville had originally agreed that Yorkville was (and remains) responsible to use its own funds or funds from a third-party such as developers through recapture agreements to equalize the \$3,400,000 expended by Plano for improvements to Eldamain Road. Pursuant to an intergovernmental agreement executed in 2011 among Plano, Yorkville and Kendall County (the "IGA"), Kendall County agreed to bring Eldamain Road under its jurisdiction and made roadway improvements costing \$6,300,000 for that portion of the roadway from the Menards Distribution Center to Galena Road. The parties agreed to equally share the cost of \$6,300,000 which cost was to be paid through recapture

agreements from future municipal developments. It was determined in the IGA that Plano was required to assess \$34.85 per lineal foot for a total of 11,290 lineal feet in order to pay \$400,000 being its share of \$2,100,000 for the improvements made by Kendall County, reduced by \$1,700,000 for the amounts already expended by it for improvements to Eldamain Road and Yorkville was to assess \$336.59 per lineal foot for a total of 11,468 lineal feet in order to recapture a total of \$1,700,000 as expended by Plano and \$2,100,000 of its share of the cost to further improvement Eldamain Road for a total of approximately \$3,800,000 . The parties hereto confirm that as of the date hereof, the respective obligations of the cities hereinabove set forth remain outstanding.

7. It is agreed that neither Plano nor Yorkville shall either directly or indirectly seek any modification of this Agreement through court action and that this Agreement shall remain in full force and effect until amended or changed by the mutual agreement of both respective corporate authorities.

8. If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provision and to this end the provisions of this Agreement are to be severable.

9. This Agreement shall be construed in accordance with the laws of the State of Illinois and shall be published by the cities and recorded with the Kendall County Recorder.

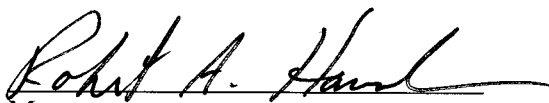
10. This Agreement shall be in full force and effect from and after its adoption and execution by Plano and Yorkville and shall continue in full force and effect for a period of twenty (20) years. The term of this Agreement may be extended, renewed or revised at the end of the initial term or extended terms hereof by further agreement of the municipalities.

11. The parties deem each clause, paragraph and undertaking herein to be severable and the application of this Agreement to any individual landowners to likewise be severable. Therefore, the parties agree that in the event any clause, paragraph or undertaking is deemed invalid or unconstitutional, or in the event the application of this Agreement to any landowner is deemed invalid or unconstitutional or otherwise unenforceable, such invalidity, unconstitutionality or unenforceability shall not affect the other undertakings made herein by the parties, and the rest of the Agreement and its application to landowners shall remain in full force and effect.

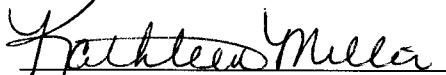
IN WITNESS WHEREOF the City of Plano and the United City of Yorkville have caused this Jurisdictional Boundary Line Agreement to be executed by their respective Mayor and attested by their respective City Clerk, pursuant to Ordinances adopted by each municipality authorizing the execution of this Jurisdictional.

City of Plano

By:

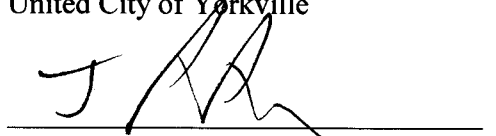

Mayor

Attest:


City Clerk

United City of Yorkville

By:

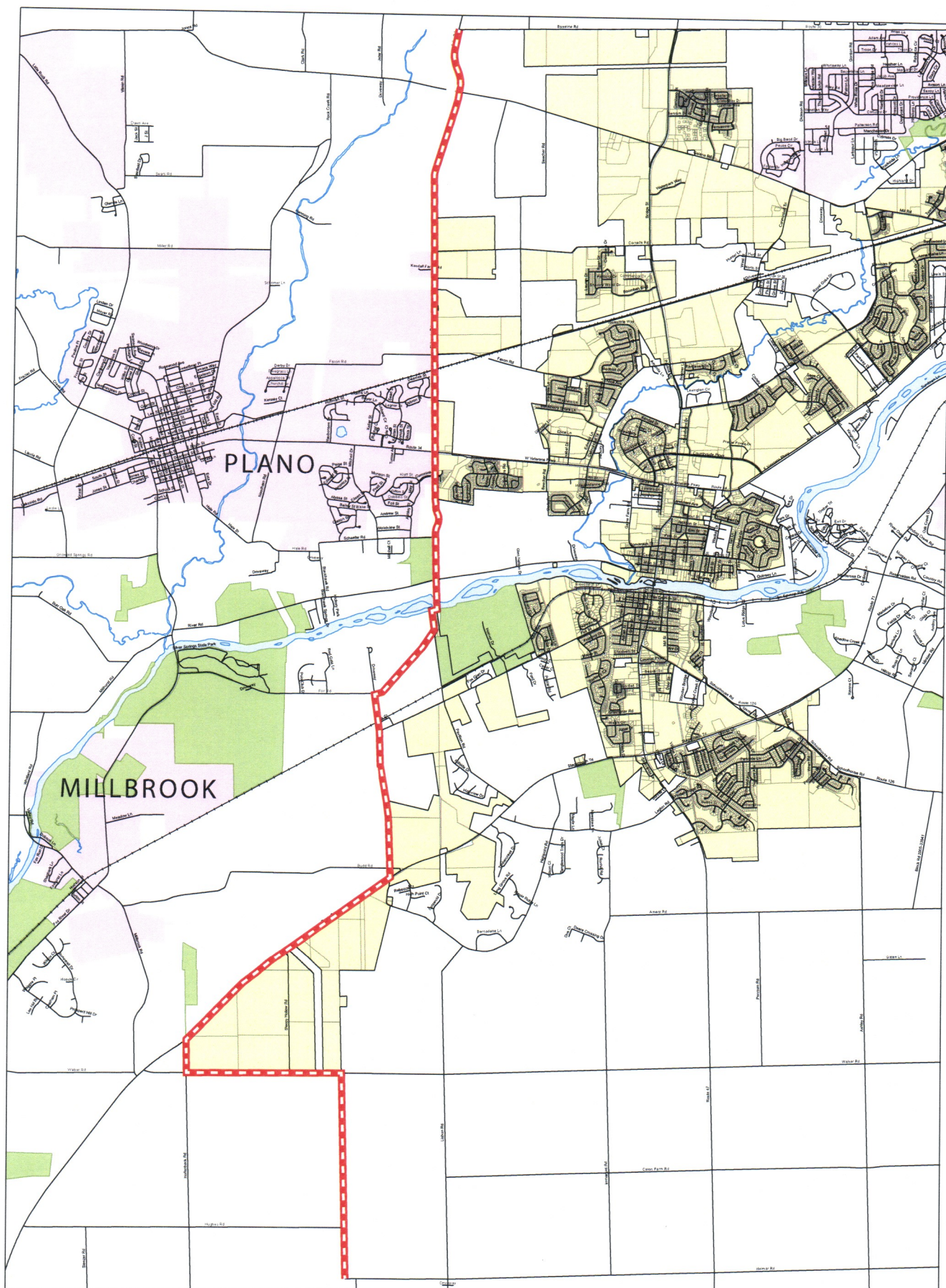

Mayor

Attest:


City Clerk

Exhibit A

Boundary Line Map



PROPOSED YORKVILLE/PLANO BOUNDARY AGREEMENT
UNITED CITY OF YORKVILLE, ILLINOIS

ADDRESS: 800 Game Farm Road, Yorkville Illinois

DATE: November 19, 2019

DATA: All permit data and geographic data are property of the United City of Yorkville

LOCATION: (I:)/Community Development/Boundary Agreements/Plano Boundary Map

Exhibit B

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF BASELINE ROAD AND ASHE ROAD IN BRISTOL TOWNSHIP; THENCE SOUTHERLY ALONG THE CENTER LINE OF ASHE ROAD TO THE CENTER LINE OF GALENA ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF ELDAMAIN ROAD TO THE CENTER LINE OF RIVER ROAD; THENCE CONTINUING SOUTH ALONG THE CENTER LINE OF ELDAMAIN ROAD RIGHT OF WAY TO THE SOUTH BANK OF THE FOX RIVER; THENCE WESTERLY ALONG THE SOUTH BANK OF THE FOX RIVER TO THE NORTHWEST CORNER OF A TRACT OF LAND WITH A P.I.N. OF 01-36-400-011; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID TRACT OF LAND TO THE SOUTHERLY MOST POINT OF SAID TRACT OF LAND; THENCE SOUTHWESTERLY TO THE NORTHERLY MOST CORNER OF A TRACT OF LAND CONVEYED TO THE COUNTY OF KENDALL BY DOCUMENT 201500004183; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE SAID TRACT OF LAND CONVEYED TO THE COUNTY OF KENDALL TO THE CENTER LINE OF FOX ROAD EXTENDED NORTH; THENCE SOUTH ALONG SAID CENTER LINE EXTEND AND SAID CENTERLINE TO THE CENTER LINE OF HIGHPOINT ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF HIGHPOINT ROAD TO THE CENTER LINE OF ROUTE 71; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF ROUTE 71 TO THE CENTER LINE OF HOLLENBACK ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF HOLLENBACK ROAD TO THE CENTER LINE OF WALKER ROAD; THENCE EASTERLY ALONG THE CENTER LINE OF WALKER ROAD TO THE CENTER LINE OF WEST HELMAR ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF WEST HELMAR ROAD TO THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 36 NORTH , RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN.



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

DATE: 1/31/2024	PZC NUMBER:	DEVELOPMENT NAME: Green Door Nexus North	
PETITIONER INFORMATION			
NAME: Matt Gilbert		COMPANY: Green Door Capital	
MAILING ADDRESS: 837 W Junior Ter			
CITY, STATE, ZIP: Chicago, IL 60613		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 312-622-8300	
EMAIL: matt@greendoorcapital.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Hagemann Family Trust			
IS THE PROPERTY OCCUPIED OR VACANT: Vacant with seasonal farming			
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY:			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: Patricia Fleck and Larry Hagemann			
PROPERTY STREET ADDRESS: 1414 Eldamain Road, Plano, IL 60545			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 138.441 acres of farmland lying East of Eldamain Road and north of Corneils road in Yorkville, IL			
CURRENT ZONING CLASSIFICATION: Unincorporated Bristol Township			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Unincorporated Bristol Township			
EAST: Unincorporated Bristol Township			
SOUTH: M-2			
WEST: Unincorporated Bristol Township			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-07-100-011	02-07-100-002	02-07-100-005	



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APPLICATION FOR ANNEXATION

PLEASE DESCRIBE IN DETAIL ANY ADDITIONAL REQUESTS TO BE MADE UPON ANNEXATION APPROVAL.

ATTORNEY INFORMATION

NAME: Kevin Kearney COMPANY: Pedersen Houpt
MAILING ADDRESS: 161 N Clark St, Ste. 2700
CITY, STATE, ZIP: Chicago, IL 60601 TELEPHONE: 312-261-2291
EMAIL: kkearney@pedersenhoupt.com FAX:

ENGINEER INFORMATION

NAME: TBD COMPANY:
MAILING ADDRESS:
CITY, STATE, ZIP: TELEPHONE:
EMAIL: FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Bearnard Bauer COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Dr, Ste. 101
CITY, STATE, ZIP: Aurora, IL 60560 TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com FAX:

ATTACHMENTS

Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".

Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

Petitioner must provide a written petition signed by a majority of the owners of record of land in the territory and also by a majority of the electors, if any, residing in the territory. Attach as a separate petition titled as "Exhibit C".



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Yorkville, Illinois, 60560
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APPLICATION FOR ANNEXATION

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

DocuSigned by:

Matthew Gilbert

E3771CAA44E3444...

2/8/2024

PETITIONER SIGNATURE

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

Patricia Fleck

2/6/2024

OWNER SIGNATURE

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**

2/6/24

OFFICIAL SEAL
David C. Di Iorio
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires January 11, 2025



United City of Yorkville
800 Game Farm Road
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:																		
<p>PETITIONER DEPOSIT ACCOUNT FUND:</p> <p>It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.</p>																				
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY																				
NAME: Matt Gilbert		COMPANY: Green Door Capital																		
MAILING ADDRESS: 837 W Junior Ter																				
CITY, STATE, ZIP: Chicago, IL 60613		TELEPHONE: 312-622-8300																		
EMAIL: matt@greendoorcapital.com		FAX:																		
<p>FINANCIALLY RESPONSIBLE PARTY:</p> <p>I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.</p>																				
<p>Matt Gilbert</p> <hr/> <p>PRINT NAME</p>		<p>Manager</p> <hr/> <p>TITLE</p>																		
<p><i>DocuSigned by:</i></p> <p><i>Matthew Gilbert</i></p> <hr/> <p>SIGNATURE* E3771CAA44E3444...</p>		<p>2/8/2024</p> <hr/> <p>DATE</p>																		
<p><i>*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)</i></p>																				
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>ENGINEERING DEPOSITS:</p> <table style="width: 100%;"> <tr> <td>Up to one (1) acre</td> <td style="text-align: right;">\$5,000</td> </tr> <tr> <td>Over one (1) acre, but less than ten (10) acres</td> <td style="text-align: right;">\$10,000</td> </tr> <tr> <td>Over ten (10) acres, but less than forty (40) acres</td> <td style="text-align: right;">\$15,000</td> </tr> <tr> <td>Over forty (40) acres, but less than one hundred (100)</td> <td style="text-align: right;">\$20,000</td> </tr> <tr> <td>In excess of one hundred (100.00) acres</td> <td style="text-align: right;">\$25,000</td> </tr> </table> </td> <td style="width: 50%; vertical-align: top;"> <p>LEGAL DEPOSITS:</p> <table style="width: 100%;"> <tr> <td>Less than two (2) acres</td> <td style="text-align: right;">\$1,000</td> </tr> <tr> <td>Over two (2) acres, but less than ten (10) acres</td> <td style="text-align: right;">\$2,500</td> </tr> <tr> <td>Over ten (10) acres</td> <td style="text-align: right;">\$5,000</td> </tr> </table> </td> </tr> </table>			<p>ENGINEERING DEPOSITS:</p> <table style="width: 100%;"> <tr> <td>Up to one (1) acre</td> <td style="text-align: right;">\$5,000</td> </tr> <tr> <td>Over one (1) acre, but less than ten (10) acres</td> <td style="text-align: right;">\$10,000</td> </tr> <tr> <td>Over ten (10) acres, but less than forty (40) acres</td> <td style="text-align: right;">\$15,000</td> </tr> <tr> <td>Over forty (40) acres, but less than one hundred (100)</td> <td style="text-align: right;">\$20,000</td> </tr> <tr> <td>In excess of one hundred (100.00) acres</td> <td style="text-align: right;">\$25,000</td> </tr> </table>	Up to one (1) acre	\$5,000	Over one (1) acre, but less than ten (10) acres	\$10,000	Over ten (10) acres, but less than forty (40) acres	\$15,000	Over forty (40) acres, but less than one hundred (100)	\$20,000	In excess of one hundred (100.00) acres	\$25,000	<p>LEGAL DEPOSITS:</p> <table style="width: 100%;"> <tr> <td>Less than two (2) acres</td> <td style="text-align: right;">\$1,000</td> </tr> <tr> <td>Over two (2) acres, but less than ten (10) acres</td> <td style="text-align: right;">\$2,500</td> </tr> <tr> <td>Over ten (10) acres</td> <td style="text-align: right;">\$5,000</td> </tr> </table>	Less than two (2) acres	\$1,000	Over two (2) acres, but less than ten (10) acres	\$2,500	Over ten (10) acres	\$5,000
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Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

DATE: 1/31/2024	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: Matt Gilbert		COMPANY: Green Door Capital	
MAILING ADDRESS: 837 W Junior Ter			
CITY, STATE, ZIP: Chicago, IL 60613		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 312-622-8300	
EMAIL: matt@greendoorcapital.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Hagemann Family Trust			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: Patricia Fleck and Larry Hagemann			
PROPERTY STREET ADDRESS: 1414 Eldamain Road, Plano, IL 60545			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 138.441 acres of farmland lying East of Eldamain Road and north of Corneils road in Yorkville, IL			
CURRENT ZONING CLASSIFICATION: Unincorporated Bristol Township		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Industrial / Data Center		TOTAL ACREAGE: 138.441	
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Unincorporated Bristol Township			
EAST: Unincorporated Bristol Township			
SOUTH: M-2			
WEST: Unincorporated Bristol Township			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-07-100-011	02-07-100-002	02-07-100-005	



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 800 Game Farm Road
 Yorkville, Illinois, 60560
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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: Kevin Kearney	COMPANY: Pedersen Houpt
MAILING ADDRESS: 161 N Clark St, Ste. 2700	
CITY, STATE, ZIP: Chicago, IL 60601	TELEPHONE: 312-261-2291
EMAIL: kkearney@pedersenhaupt.com	FAX:
ENGINEER INFORMATION	
NAME: TBD	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bearnard Bauer	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Dr, Ste. 101	
CITY, STATE, ZIP: Aurora, IL 60560	TELEPHONE: 630-708-5033
EMAIL: bbauer@hrgreen.com	FAX:
ATTACHMENTS	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".</p>	



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

N/A - currently in unincorporated Bristol Township, requesting to be annexed into Yorkville and rezoned M-2 per the 2016 Comprehensive Plan.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

N/A - currently in unincorporated Bristol Township, requesting to be annexed into Yorkville and rezoned M-2 per the 2016 Comprehensive Plan.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

None to our knowledge.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

None.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

Subject property has been farmland in the past.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

Surrounding area to be developed as industrial / data center, this site should follow behind.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

See 2016 Comprehensive Plan update.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

The two development scenarios include industrial and data center development. Green Door has completed a traffic study to for the 280 acre development to the north. Both development scenarios would contemplate main traffic ingress/egress to the west on Eldamain Road. Beacher and Faxon Roads to north/east of Subject Site would be secondary/emergency access. Data Center would include significantly less traffic than even traffic study suggests.



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

With no known hardship, the development would envision substantial construction jobs as well as long-term jobs, added local residence and substantial local business revenue increases.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

The planned development is what was envisioned with the 2016 updated Comprehensive Plan for the United City of Yorkville.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

DocuSigned by:

Matthew Gilbert

E3771CAA44E3444...

2/8/2024

PETITIONER SIGNATURE

DATE

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

Patricia Fleck

OWNER SIGNATURE

2/6/2024

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**

OFFICIAL SEAL
David C. Di Iorio
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires January 11, 2025

2/6/24
[Signature]



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
-----------------	----------------------	-------------------

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Matt Gilbert

COMPANY: Green Door Capital

MAILING ADDRESS: 837 W Junior Terrance

CITY, STATE, ZIP: Chicago, IL 60613

TELEPHONE: 312-622-8300

EMAIL: matt@greendoorcapital.com

FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Matt Gilbert

Manager

PRINT NAME DocuSigned by:

Matthew Gilbert

E3771CAA44E3444...

SIGNATURE*

TITLE

2/8/2024

DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

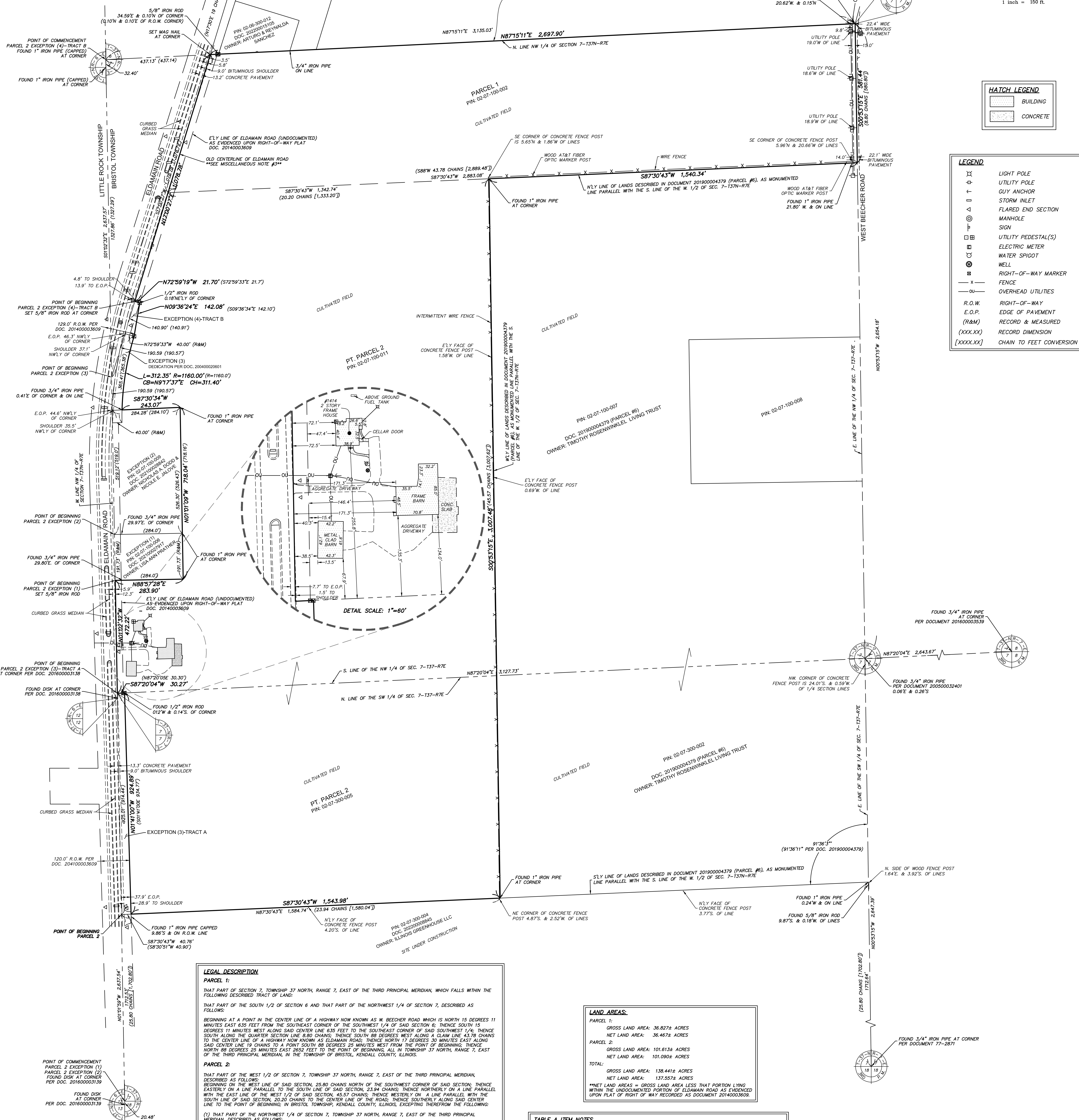
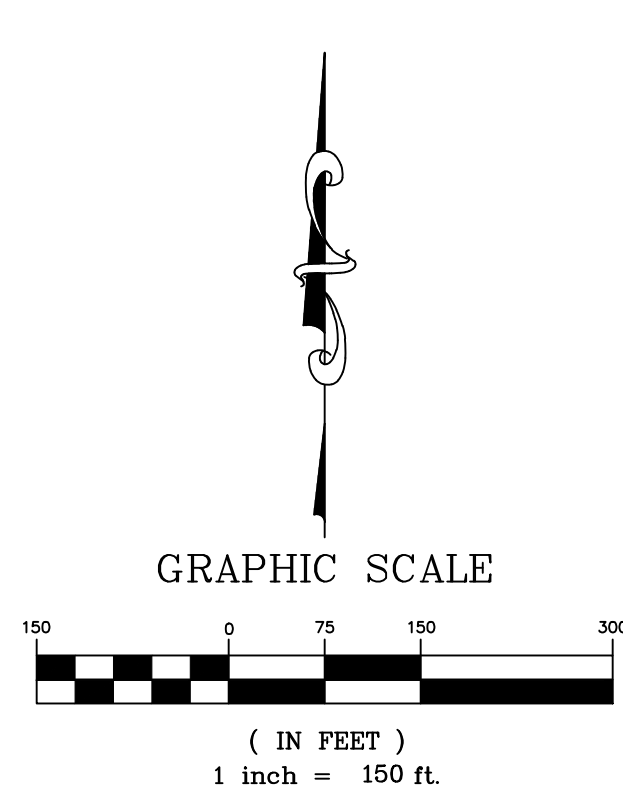
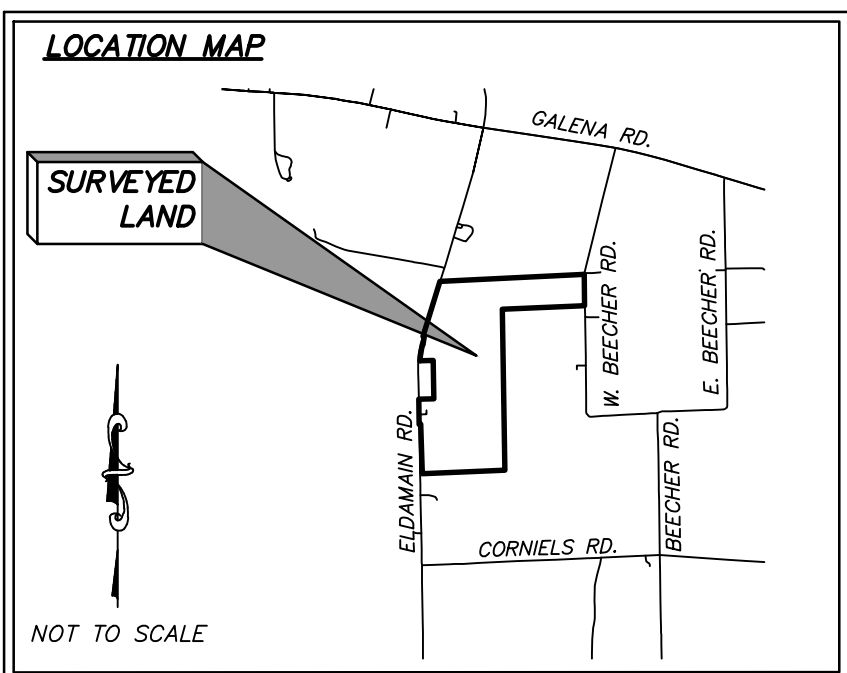
ENGINEERING DEPOSITS:

Up to one (1) acre	\$5,000
Over one (1) acre, but less than ten (10) acres	\$10,000
Over ten (10) acres, but less than forty (40) acres	\$15,000
Over forty (40) acres, but less than one hundred (100)	\$20,000
In excess of one hundred (100.00) acres	\$25,000

LEGAL DEPOSITS:

Less than two (2) acres	\$1,000
Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres	\$5,000

ALTA/NSPS LAND TITLE SURVEY



HATCH LEGEND	
[Symbol]	BUILDING
[Symbol]	CONCRETE

LEGEND	
[Symbol]	LIGHT POLE
[Symbol]	UTILITY POLE
[Symbol]	GUY ANCHOR
[Symbol]	STORM INLET
[Symbol]	FLARED END SECTION
[Symbol]	MANHOLE
[Symbol]	SIGN
[Symbol]	UTILITY PEDESTAL(S)
[Symbol]	ELECTRIC METER
[Symbol]	WATER SPIGOT
[Symbol]	WELL
[Symbol]	RIGHT-OF-WAY MARKER
[Symbol]	FENCE
[Symbol]	OVERHEAD UTILITIES
[Symbol]	R.O.W. RIGHT-OF-WAY
[Symbol]	E.O.P. EDGE OF PAVEMENT
[Symbol]	(R&M) RECORD & MEASURED
[Symbol]	(XXXL) RECORD DIMENSION
[Symbol]	(XXXXXX) CHAIN TO FEET CONVERSION

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH FALLS WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:
THAT PART OF THE SOUTH 1/2 OF SECTION 6 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER LINE OF A HIGHWAY NOW KNOWN AS W. BEECHER ROAD WHICH IS NORTH 15 DEGREES 11 MINUTES EAST 635 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 15 DEGREES 11 MINUTES WEST ALONG SAID CENTER LINE 635 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG THE QUARTER SECTION LINE 8.80 CHAINS; THENCE SOUTH 88 DEGREES WEST ALONG A CLAM LINE 43.78 CHAINS TO THE CENTER LINE OF A HIGHWAY NOW KNOWN AS ELDMAN ROAD; THENCE NORTH 17 DEGREES 30 MINUTES EAST ALONG SAID CENTER LINE 19 CHAINS TO A POINT SOUTH 88 DEGREES 25 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 25 MINUTES EAST 2650 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING ON THE WEST LINE OF SAID SECTION 25.80 CHAINS NORTH OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 24.94 CHAINS; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 45.57 CHAINS; THENCE WESTERLY ALONG SAID CENTER LINE 180.57 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 506.41 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 30 MINUTES, 20 SECONDS WITH THE LAST DESCRIBED COURSE MEASURED COUNTER-CLOCKWISE THEREFROM, 284.10 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE 191.73 FEET TO THE POINT OF BEGINNING, IN BRISTOL, TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(1) THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION, 1110.00 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, 284.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 191.73 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 284.0 FEET TO THE SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE 191.73 FEET TO THE POINT OF BEGINNING, IN BRISTOL, TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(2) THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION, 1110.00 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, 284.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 191.73 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 284.0 FEET TO THE SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE 191.73 FEET TO THE POINT OF BEGINNING, IN BRISTOL, TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(3) THAT PART DEDICATED FOR PUBLIC ROAD BY PLAT OF DEDICATION RECORDED JULY 27, 2004 AS DOCUMENT NO. 200400000000, DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER WITH THE CENTER LINE OF ELDMAN ROAD EXTENDED FROM THE NORTHEAST, WHICH POINT IS DESCRIBED AS BEING 1327.29 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 180.57 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID CENTER LINE 40.0 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.0 FEET WITH ITS RADIUS TO THE LAST DESCRIBED COURSE, 305.39 FEET TO A POINT 40.0 FEET EASTERLY OF SAID CENTER LINE; THENCE WESTERLY AT RIGHT ANGLES TO SAID WEST LINE 40.0 FEET TO SAID WEST LINE; THENCE NORTHERLY ALONG SAID WEST LINE 191.73 FEET TO THE POINT OF BEGINNING, IN BRISTOL, TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(4) THAT PART CONVEYED TO KENDALL COUNTY, ILLINOIS BY WARRANTY DEED RECORDED APRIL 23, 2012 AS DOCUMENT NO. 201200007234, DESCRIBED AS FOLLOWS:
TRACT A
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, USING BEARINGS AND ORD DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/01 ADJ.: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 87 DEGREES 15 MINUTES 05 SECONDS EAST 437.14 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 09 MINUTES 27 SECONDS WEST 108.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY 72 DEGREES 59 MINUTES 13 SECONDS EAST 21.70 FEET TO THE SOUTHEASTLY EXTENDING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7; THENCE SOUTH 89 DEGREES 36 MINUTES 34 SECONDS WEST 142.10 FEET TO THE SOUTHWESTLY EXTENDING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7; THENCE NORTH 72 DEGREES 59 MINUTES 13 SECONDS WEST 40.0 FEET ALONG THE SOUTHWESTLY EXTENDING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7; THENCE NORTH 72 DEGREES 59 MINUTES 13 SECONDS WEST 40.0 FEET ALONG THE SOUTHWESTLY EXTENDING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7; AND THE EXTENSION THEREOF; THENCE NORTH 17 DEGREES 30 MINUTES EAST 140.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.100 ACRES, MORE OR LESS, OF WHICH 0.069 ACRES, MORE OR LESS, IS WITHIN THE EXISTING RIGHT OF WAY FOR COUNTY HIGHWAY 7.

TRACT B
PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, USING BEARINGS AND ORD DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/01 ADJ.: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 87 DEGREES 15 MINUTES 05 SECONDS EAST 437.14 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 09 MINUTES 27 SECONDS WEST 108.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY 72 DEGREES 59 MINUTES 13 SECONDS EAST 21.70 FEET TO THE SOUTHEASTLY EXTENDING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7; THENCE SOUTH 89 DEGREES 36 MINUTES 34 SECONDS WEST 142.10 FEET TO THE SOUTHWESTLY EXTENDING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7; THENCE NORTH 72 DEGREES 59 MINUTES 13 SECONDS WEST 40.0 FEET ALONG THE SOUTHWESTLY EXTENDING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7; AND THE EXTENSION THEREOF; THENCE NORTH 17 DEGREES 30 MINUTES EAST 140.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.100 ACRES, MORE OR LESS, OF WHICH 0.069 ACRES, MORE OR LESS, IS WITHIN THE EXISTING RIGHT OF WAY FOR COUNTY HIGHWAY 7.

LAND AREAS:	
PARCEL 1:	GROSS LAND AREA: 36.9274 ACRES
	NET LAND AREA: 36.4676 ACRES
PARCEL 2:	GROSS LAND AREA: 101.6136 ACRES
	NET LAND AREA: 101.0902 ACRES
TOTAL:	GROSS LAND AREA: 138.4412 ACRES
	NET LAND AREA: 137.5578 ACRES

*NET LAND AREAS - GROSS LAND AREA LESS THAT PORTION LYING WITHIN THE UNDOCUMENTED PORTION OF ELDMAN ROAD AS EVIDENCED UPON PLAT OF RIGHT OF WAY RECORDED AS DOCUMENT 201400003609.

TABLE A ITEM NOTES	
ITEMS REFERRED TO HEREON PER TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS FROM 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.	
ITEM 1:	MONUMENTS SHOWN HEREON.
ITEM 2:	ADDRESS OF THE SURVEYED LANDS IS 1414 ELDMAN ROAD, PLANO, IL, PER KENDALL COUNTY TAX RECORDS AND AS POSTED AT THE FARMSTEAD BUILDING UPON THE SURVEYED LANDS.
ITEM 3:	FLOOD ZONE DESIGNATION NOTED HEREON.
ITEM 4:	LAND AREAS NOTED HEREON.
ITEM 7(A):	EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL SHOWN HEREON.
ITEM 8:	SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE SHOWN HEREON.
ITEM 13:	NAMES OF ADDING OWNERS SHOWN HEREON, AS APPEARING IN KENDALL COUNTY TAX RECORDS.
ITEM 17:	THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. BEECHER ROAD ALONG THE EASTERLY LINE OF THE SURVEYED LANDS HAD BEEN RECENTLY REPAIRED.
ITEM 18:	SURVEYOR WAS NOT PROVIDED WITH, NOR AWARE OF ANY OFFICIAL PLOTTABLE EASEMENTS.

TITLE COMMITMENT NOTES	
1. THIS SURVEY IS BASED IN PART ON ALTA COMMITMENT FOR TITLE INSURANCE, BY CHICAGO TITLE INSURANCE COMPANY, C021083600, BEARING A COMMITMENT DATE OF NOVEMBER 2, 2021.	
NOTES CORRESPONDING TO SURVEY-RELATED SCHEDULE B, PART II EXCEPTIONS	
ITEM 25 (B) EASEMENT IN FAVOR OF AT&T, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT REFERENCED, FILED AS DOCUMENT NO. 08-5462.	
* EASEMENT IS A MODIFICATION OF THE EASEMENT REFERENCED IN ITEM 26 BELOW. ABOVE REFERENCE DOCUMENT DOES NOT CONTAIN A PLOTTABLE DESCRIPTION.	
ITEM 26 (C) EASEMENT IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT REFERENCED, FILED AS DOCUMENT NO. 194008, AFFECTING THE SOUTHERLY LINE OF PARCELS 1 AND THE NORTHERLY LINE OF PARCELS 2.	
* EASEMENT LIES UPON THE SURVEYED LANDS, BUT DOES NOT CONTAIN A PLOTTABLE DESCRIPTION. AT&T ROUTE MARKERS WERE OBSERVED ALONG THE SOUTHERLY LINE OF PARCELS 1 AND THE NORTHERLY LINE OF PARCELS 2.	
ITEM 27 (F) RESOLUTION NO. 03-09 RECORDED JUNE 30, 2003 AS DOCUMENT NOS. 200300021826, 200300021827, AND 200300021828, PROVIDING PUBLIC NOTICE TO INTERESTED PERSONS REGARDING THE FUTURE CONSTRUCTION OF AN EXTENSION OF ELDMAN ROAD ACROSS THE FOR RIVER IN KENDALL COUNTY, ILLINOIS.	
* SURVEYED LANDS ARE INCLUDED IN THE LANDS LISTED WITHIN SAID DOCUMENT, SAID DOCUMENT DOES NOT CONTAIN AN Y PLOTTABLE ITEMS. SEE DOCUMENT FOR PARTICULARS.	
ITEM 28 (H) RIGHT OF WAY PLAT FOR KENDALL COUNTY HIGHWAY DEPARTMENT ELDMAN ROAD RECORDED MARCH 18, 2014 AS DOCUMENT NO. 201400003609.	
* RIGHT-OF-WAY DEPICTED UPON SAID PLAT IS SHOWN AND NOTED HEREON.	

SURVEYOR'S CERTIFICATE

TO:
• HEIRS AT LAW AND LEGATEES OF CLAYTON J. HARMANN, DECEASED
• GREEN DOOR CAPITAL INVESTMENTS
• (LENDOR)
• CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 13, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/26/2022.

DATED: _____

FOR REVIEW

BERNARD J. BAUER, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR #3799
EMAIL: bbaue@jrgreen.com
LICENSE EXPIRES: 11/30/2024

FLOOD ZONE NOTE

SURVEYED LANDS ARE ENTIRELY WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRP MAP NO. 17093000300, BEARING AN EFFECTIVE DATE OF FEBRUARY 4, 2008.

MISCELLANEOUS NOTES

1. THE SURVEYED LANDS ARE THE LANDS DESCRIBED IN QUIT-CLAIM DEED, RECORDED JULY 10, 2013 AS 201300041236, NAMING PATRICIA K. FLECK, TRUSTEE OF THE HUSGEMAN FAMILY TRUST, DATED APRIL 6, 2013 AS THE GRANTEE.

2. PERMANENT INDEX NUMBERS (P.I.N.s) OF SURVEYED LANDS:
PARCEL 1: 02-07-100-002
PARCEL 2: 02-07-300-005 & 02-07-100-011

3. "OLD" CENTERLINE OF ELDMAN ROAD SHOWN HEREON AS EVIDENCED UPON RIGHT-OF-WAY PLAT RECORDED 03/18/2014 AS DOCUMENT 201400003609

4. UTILITIES SHOWN HEREON ARE BASED ON OBSERVED VISIBLE ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES, WHICH THE SURVEYOR IS UNAWARE OF MAY BE PRESENT.

NOTE: Only these Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

* Basis of bearings for this survey is 3rd Principal Meridian (MAGN-2011)

* No distance should be assumed by scaling.

* No representation as to ownership, use, or possession should be hereon implied.

* The Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.

* Field work for this survey was completed on 10/26/22.

* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

GREEN DOOR CAPITAL INVESTMENTS, INC.
Compare your description and site markings with this plat and at once report any discrepancies which you may find.

11/4/2022 5:39:54 PM
J:\2022\2202300\Survey\DWG\2202300_ALTA.dwg

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH FALLS WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE SOUTH 1/2 OF SECTION 6 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A HIGHWAY NOW KNOWN AS W. BEECHER ROAD WHICH IS NORTH 15 DEGREES 11 MINUTES EAST 635 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 15 DEGREES 11 MINUTES WEST ALONG SAID CENTER LINE 635 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG THE QUARTER SECTION LINE 8.80 CHAINS; THENCE SOUTH 88 DEGREES WEST ALONG A CLAIM LINE 43.78 CHAINS TO THE CENTER LINE OF A HIGHWAY NOW KNOWN AS ELDAMAIN ROAD; THENCE NORTH 17 DEGREES 30 MINUTES EAST ALONG SAID CENTER LINE 19 CHAINS TO A POINT SOUTH 88 DEGREES 25 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 25 MINUTES EAST 2652 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SECTION, 25.80 CHAINS NORTH OF THE SOUTHWEST CORNER OF SAID SECTION: THENCE EASTERLY ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION, 23.94 CHAINS; THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SECTION, 45.57 CHAINS; THENCE WESTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 20.20 CHAINS TO THE CENTER LINE OF THE ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING; IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING:

(1) THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION, 3,110.0 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, 284.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE, 191.73 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 284.0 FEET TO THE SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 191.73 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

(2) THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION, 3301.73 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, 284.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE, 526.43 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 30 MINUTES, 00 SECONDS WITH THE LAST DESCRIBED COURSE MEASURED COUNTER-CLOCKWISE THEREFROM, 284.10 FEET TO SAID WEST LINE; THENCE SOUTHERLY ALONG SAID WEST LINE, 519.0 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

(3) THAT PART DEDICATED FOR PUBLIC ROAD BY PLAT OF DEDICATION RECORDED JULY 27, 2004 AS DOCUMENT NO. 200400020601, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER WITH THE CENTER LINE OF ELDAMAIN ROAD EXTENDED FROM THE NORTHEAST, WHICH POINT IS DESCRIBED AS BEING 1327.29 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 190.57 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID CENTER LINE 40.0 FEET; THENCE SOUTHERLY ALONG A CURVE: TO THE LEFT HAVING A RADIUS OF 1160.0 FEET WITH IS RADIAL TO THE LAST DESCRIBED COURSE, 365.38 FEET TO A POINT 40.0 FEET EASTERLY OF SAID WEST LINE; THENCE WEST AT RIGHT ANGLES TO SAID WEST LINE 40.0 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 190.57 FEET TO THE POINT OF BEGINNING IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

4) THAT PART CONVEYED TO KENDALL COUNTY, ILLINOIS BY WARRANTY DEED RECORDED APRIL 23, 2012 AS DOCUMENT NO. 201200007234, DESCRIBED AS FOLLOWS:

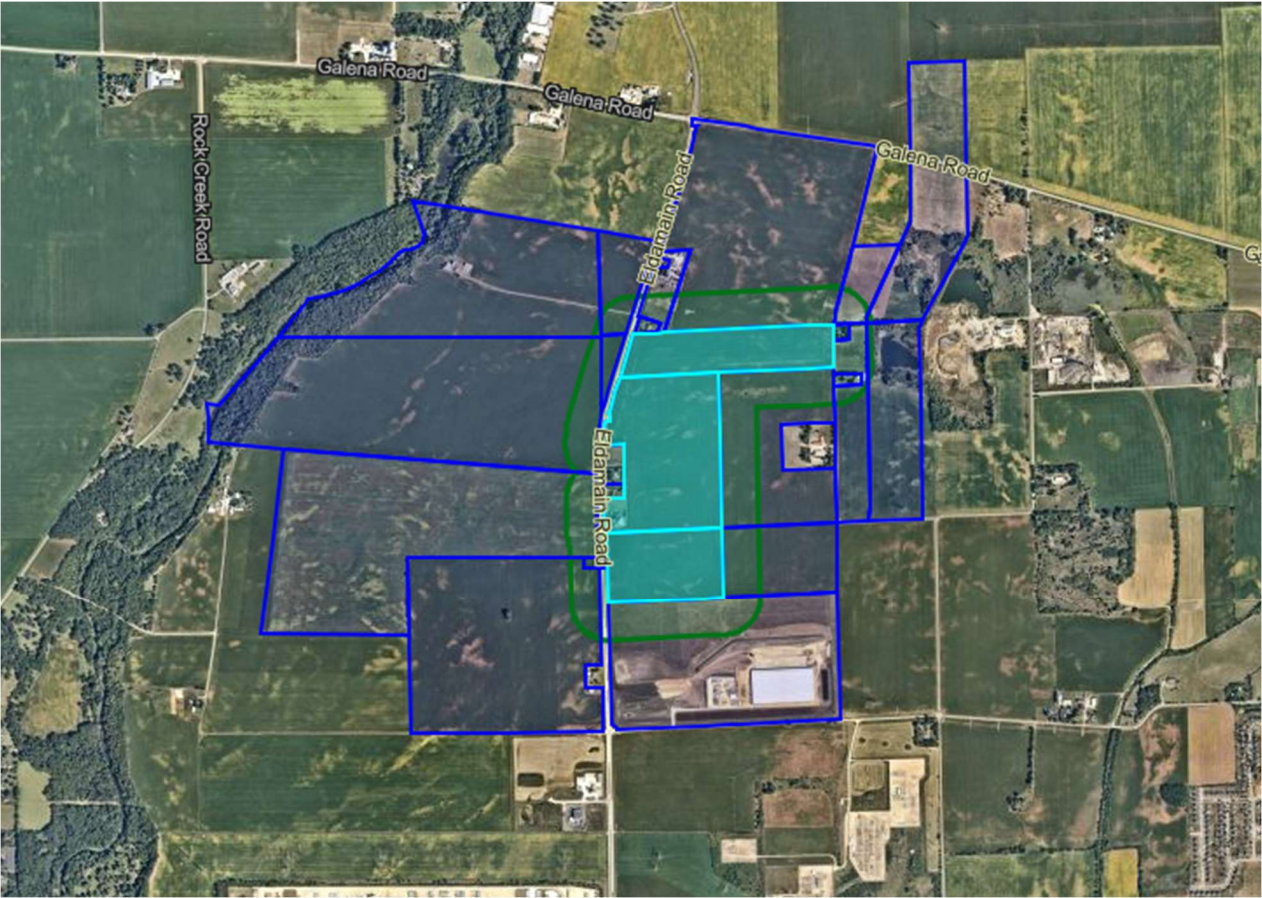
TRACT A

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, USING BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83(97 AD J): BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 87 DEGREES 20 MINUTES 05 SECONDS EAST 30.30 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 01 DEGREES 41 MINUTES 00 SECONDS EAST 934.77 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 51 SECONDS WEST 40.90 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 01 DEGREES 02 MINUTES 01 SECONDS WEST 914.44 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO THE TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 6, EAST OF SAID THIRD PRINCIPAL MERIDIAN; THENCE NORTH 01 DEGREES 02 MINUTES 30 SECONDS WEST 20.44 FEET ALONG THE WEST LINE OF THE

SOUTHWEST QUARTER OF SAID SECTION 7 TO THE POINT OF BEGINNING, CONTAINING 0.764 ACRES, MORE OR LESS, OF WHICH 0.537 ACRE, MORE OR LESS, IS WITHIN THE EXISTING RIGHT OF WAY FOR COUNTY HIGHWAY 7.

TRACT B

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, USING BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83(97 ADJ): COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION ; THENCE NORTH 87 DEGREES 15 MINUTES 05 SECONDS EAST 437.14 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7: THENCE SOUTH 17 DEGREES 00 MINUTES 27 SECONDS WEST 1078.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES 59 MINUTES 33 SECONDS EAST 21.70 FEET TO THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7; THENCE SOUTH 09 DEGREES 36 MINUTES 34 SECONDS WEST 142.10 FEET TO THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7; THENCE NORTH 72 DEGREES 59 MINUTES 33 SECONDS WEST 40.00 FEET ALONG THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY HIGHWAY 7 AND THE EXTENSION THEREOF; THENCE NORTH 17 DEGREES 00 MINUTES 27 SECONDS EAST 140.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.100 ACRES, MORE OR LESS, OF WHICH 0.069 ACRE, MORE OR LESS, IS WITHIN THE EXISTING RIGHT OF WAY FOR COUNTY HIGHWAY 7.



ROSENWINKEL FAMILY TRUST ET AL 501

ILLINIOS GREENHOUSE LLC

JAMES M SEARS ET AL

ROSENWINKEL FAMILY TRUST ET AL 501

JAMES M SEARS ET AL

DONALD J & CAROL S HAMMAN

JAMES M SEARS ET AL

LATHAM-SCHLEINING TAMMI M SCHLEINING JOSHUA A &

ROSENWINKEL FAMILY TRUST ET AL 501

NICHOLAS A LIV TRUST DODD

ARTURO & REYNALDA SANCHEZ

KATHERINE SCHULTZ

HAGEMANN FAMILY TRUST

HAGEMANN FAMILY TRUST

COMMONWEALTH EDISON

MORRIS FAMILY FARM LTD PARTNERSHIP

MORRIS FAMILY FARM LTD PARTNERSHIP

HAGEMANN FAMILY TRUST

LISA ANN PRATHER

COMMONWEALTH EDISON

MARY AUER

JAMES M SEARS ET AL

JERRY G & MARILEE FOLTZ

KATHERINE SCHULTZ

% JOHN ROSENWINKEL

% BRIGHTFARMS

27 N COOK ST

% JOHN ROSENWINKEL

27 N COOK ST

13351 B FAXON RD

27 N COOK ST

790 ELDAMAIN RD

% JOHN ROSENWINKEL

% NICHOLAS A DODD & NICOLE E JALOVE

980 ELDAMAIN RD

% DANIEL SCHULTZ

% PATRICIA K FLECK TTEE

% PATRICIA K FLECK TTEE

THREE LINCOLN CENTRE 4TH FL

50 W 022 MCDERMOTT RD #A

50 W 022 #A MCDERMOTT RD

% PATRICIA K FLECK TTEE

1314 ELDAMAIN RD

THREE LINCOLN CENTRE 4TH FL

1327 W BEECHER RD

27 N COOK ST

1010 W BEECHER RD

% DANIEL SCHULTZ

10735 CHICAGO RD	WATERMAN, IL, 60556
50 S BUCKHOUT ST STE 202	IRVINGTON, NY, 10533
	PLANO, IL, 60545
10735 CHICAGO RD	WATERMAN, IL, 60556
	PLANO, IL, 60545
	PLANO, IL, 60545
	PLANO, IL, 60545
	PLANO, IL, 60545
10735 CHICAGO RD	WATERMAN, IL, 60556
1286 ELDAMAIN RD	PLANO, IL, 60545
	PLANO, IL, 60545
32 BOAT LN	OSWEGO, IL, 60543
723 TANAGER LN	GENEVA, IL, 60134
723 TANAGER LN	GENEVA, IL, 60134
	OAK BROOK TERRACE, IL, 60181
	BIG ROCK, IL, 60511
	BIG ROCK, IL, 60511
723 TANAGER LN	GENEVA, IL, 60134
	PLANO, IL, 60545
	OAK BROOK TERRACE, IL, 60181
	BRISTOL, IL, 60512
	PLANO, IL, 60545
	BRISTOL, IL, 60512
32 BOAT LN	OSWEGO, IL, 60543